

BRITANNIA FARM MASTER PLAN REFRESH

PHASE 1: BACKGROUND REPORT September 14, 2016

Prepared For : Peel District School Board and the City of Mississauga

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1.0

INTRODUCTION





1.0 Introduction

The Peel District School Board (the Board) is undertaking a Refresh of the Britannia Farm Master Plan (1989), in partnership with the City of Mississauga. Britannia Farm is an approximately 200 acre site owned and operated by the Board on Hurontario Street, just a few kilometres north of Mississauga's City Centre. The site is intended to be used as an experiential learning field centre but a lack of sustained funding has limited its use to the Britannia School House experience, seasonal sugar bush use, and experiential and environmental education programming. A multi-disciplinary team of consultants is facilitating the Master Plan Refresh process, including public engagement and community consultation. The objective of the overall process is threefold, including to:

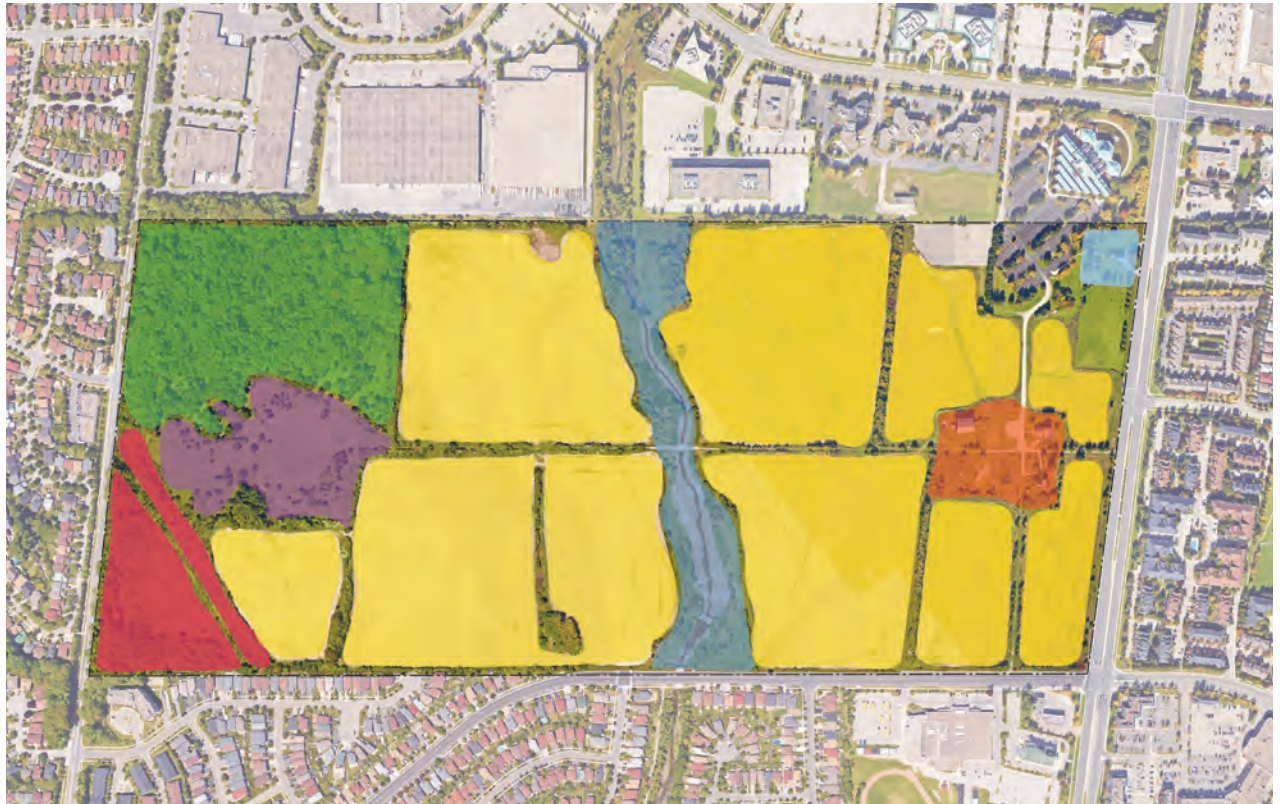
- Create a Refreshed Master Plan for the future, sustainable use of the Farm that respects the Farm as an educational resource for the Board;
- Determine appropriate public access and ideas for public programming; and
- Consider the development potential of the 32 acre parcel that was approved for a long-term lease through a Provincial Order-In-Council in 2009.

The final outcome of the Refreshed Master Plan will be approved by the Board, as per the Memorandum of Understanding agreed upon by both the Board and the City of Mississauga.

1.1 The Site

Today the primary assets on the 200 acre site include:

- Historical and cultural remnants;
 - Old Britannia Schoolhouse
 - Gardner-Dunton House
 - Farmhouse
 - Conover Barn
- Environmental features, such as Cooksville Creek;
- The sugar bush and sugar shack;
- A woodlot and former radial railway railbed; and
- Agricultural fields.



The Site today with colour overlays to illustrate existing site organization

LEGEND

	Old Britannia Schoolhouse		Meadows
	Britannia Farmstead		Woodlot and Radial Railway Railbed
	Agricultural Fields		Sugar Bush
	Cooksville Creek		

1.2 The Project Team & Report Objective

The Britannia Farm Master Plan Refresh Project Team consists of specialists in the fields of environmental and experiential education, heritage planning, environmental and natural heritage planning, market and cost analysis, and master planning, urban design and public consultation.

This Phase 1: Background Report synthesizes consultant work to-date, including:

- a summary of the first public consultation event;
- a high-level review of applicable provincial, regional and municipal policy and zoning;
- a physical assessment of the site's physical opportunities and constraints;
- a comprehensive history of Britannia Farm and its heritage buildings, as well as an analysis of the associated heritage opportunities and constraints;
- a review of the site's environmental and natural heritage features and associated opportunities and constraints;

- four case studies focused on urban wilderness and experiential learning centres from across North America;
- a review of market and economic considerations affecting the potential redevelopment of the approximately 32 acre parcel at the southeast corner of the property;
- a review of land-lease precedents; and
- a discussion of next steps.

The objective of this report is to consider the existing conditions and opportunities and constraints associated with the site and to highlight key questions that have emerged from this preliminary analysis, as well as the June 22nd public consultation, that will need to be investigated by the Project Team moving forward.



Master Plan Refresh Project Team Structure



R BUSH

MCLAUGHLIN RD

WOOD LOT

COOKSVILLE CREEK

BRISTOL

High and
low water
marker

Remnants
of a
fossil
to be used as
evidence

Remnants
of a
fossil
to be used as
evidence

Keep the
area as natural
as possible
and the
environment

Public
Access

Public
Access

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SUMMARY OF PUBLIC CONSULTATION #1





2.0 Summary of Public Consultation #1

The first public consultation took place on June 22nd 2016 and was well attended by over 150 community members who heard an introductory presentation from the consultant team before breaking out into small groups for discussion, providing their feedback in a workbook. The introductory presentation provided an overview of the Study process, the features of the site, highlights from the 1989 Master Plan, and the evolving local context in which the property now sits. Precedents of other wilderness / outdoor centres were also described to spark discussion.

The workbook contained the following five questions:

1. How could the educational experience be expanded at Britannia Farm? What specific ideas should be considered?
2. What kind of new activities and programs might attract you to come out to the site?
3. What type of revenue generating uses are appropriate for the development parcel?
4. How should public access be managed in light of the site's primary use as an education resource?
5. Additional comments.

This section identifies the key themes and comments with respect to each question.

Question 1. How could the educational experience be expanded at Britannia Farm? What specific ideas should be considered?

Overall, attendees stated that future activities and programming at Britannia Farm must support the educational mandate of the Peel District School Board site. Some people felt that educational opportunities should be extended to people of all ages, rather than just to PDSB students. The following are key themes that emerged and some of the most frequent responses to question number one.

Agricultural Education

- Preserve as much of the farm for agricultural education as possible
- Opportunity for kids to learn about how to grow their own food
- Students can help to grow food and help organize a farmer's market or Community Supported Agriculture (CSA)
- Opportunity to learn about animal husbandry
Introduce an agricultural high school credit program
- Use Britannia Farm as place where students can earn volunteer hours
- Farming and cooking, like the 'Edible Schoolyard' example
- Opportunity to learn about the evolution of farming, including courses about new farming technology and trends
- Sustainable / organic farming practises

Environmental Sustainability Education

- Waste reduction
- Alternative green energy sources
- Food security issues
- Water health and watershed issues, including Cooksville Creek
- Sustainability and climate change resilience
- Learning about trees, birds, wildlife etc.
- Geology, biology, ecology educational components
- Education in the sugar bush focused on trees and maple syrup
- Food security

Education for all Ages

- Education should not be limited to youth/ students and could include specific programs for adults and seniors
- Museum
- Science centre
- Professional development opportunities
- Co-op programs for high school and university students
- Installations and exhibits with different focuses

Draw Inspiration from Elsewhere

- Suggested other sites to review/consider:
 - Black Creek Pioneer Village
 - Kortright Centre for Conservation
 - Edible Schoolyard
 - Crawford Lake Conservation Area
- Draw inspiration from existing Master Plan Partner with others
- Open up the site to university students and partner with post-secondary institutions, such as Sheridan College, University of Toronto Mississauga, University of Guelph, etc.
- Opportunity to partner with museums, cultural centres, community groups and the private sector to develop new educational programming
- Educational programming is already happening successfully
- Teachers are already doing educational programming on the site, including environmental education, first nations education, history, and more

Build on Current Success

- The Friends of the School House organization would like to continue their work and see educational programming grow with support from the Board
- Currently educational programs are running very well, students love visiting the site and this work must continue
- Opportunities for additional curriculum content to be integrated into Britannia Farm programming

Question 2. What kind of new activities and programs might attract you to come out to the site?

Overall, meeting attendees were enthusiastic about the prospect of opening up Britannia Farm to the broader public. Many people expressed their desire for community gardening opportunities, among other events, festivals and public programming. The following are key themes that emerged and some of the most frequent responses to question number two.

Activities & Spaces for Kids

- Natural playground such as rope ladders, wood bridges, climbing etc.
- Adventure style playground
- Petting zoo / farm animals
- Child and family-friendly activities and programming outside of school hours

Winter activities

- Skating rink in winter with hockey and skating lessons
- Tobogganing
- Cross country skiing trails

Activities & Spaces for People of All Ages

- Park space
- Interpretive centre
- Farm to table restaurant and cooking classes
- Walking/hiking trails
- Zip line
- Public access to Cooksville Creek
- Equestrian/horse stables
- Link to Mississauga's bike network
- Public access to sugar bush
- Habitat for Humanity build projects
- Community gardens
- Allow public to rent a plot of land on the site to grow vegetables
- Grow food and sell at a farmer's market on the site

Cultural programming, festivals & events

- Focus on indigenous history of the site / area
- Movie nights
- Speakers series

- An event like the Royal Agricultural Winter Fair
- Museum
- Outdoor festival space
- Concerts with local musicians
- Food festivals
- Old-fashioned town fair

Event space & retail opportunities

- Spaces for corporate team building
- Event spaces for weddings
- Local retailers
- Farmer's market
- Fruit orchard and fruit picking
- Pumpkin patch
- Farm to table restaurant

Draw Inspiration from Elsewhere

- Suggested other sites to review/consider:
 - Evergreen Brickworks
 - Dufferin Grove Park, especially the community fire pits and farmer's market
 - Edible Schoolyard
 - Skating trail like in Edmonton

Question 3. What type of revenue generating uses are appropriate for the development parcel?

Many workbook responses raised concerns with the concept of generating revenue to sustain the farm through a long-term lease and/or sale of a portion of the lands. Others, however, acknowledged the Board's need for alternate revenue streams to implement the Master Plan and make better use of the property for education purposes. The following are key themes that emerged and some of the most frequent responses to question number three.

Possible revenue generating uses

- Seek out sponsorship from the private sector
- Government grants
- Event spaces rental for weddings etc.
- Lease the parcel to greenhouse growers
- Donations
- Museum, science centre, arts and culture centre, pioneer village - charge admission
- Agricultural type of school with college apprenticeships and co-op opportunities on site; students could work on land / sell products (fruits, vegetables etc.)
- Urban farmers could sell produce, fruit, eggs, milk etc.
- Sell energy generated on-site from wind mills, solar panels, geothermal
- Camp site, charge admission
- Bee hives
- Conference centre for corporate meetings
- Arts and culture centre
- Residential/mixed development

Limited development

- Some development is okay, but not highest and best use
- Low-rise retail
- Residential
- Office building
- A housing co-op or affordable housing
- Restaurant or an entertainment venue

Concerns with development

- Prefer other revenue generating options be explored
- Difficulty converting land back to farm land after a 99-year lease

Question 4. How should public access be managed in light of the site's primary use as an education resource?

Overall, meeting attendees were supportive of providing public access to the site in some form. Some concerns were expressed around ensuring the educational mandate continues to be the top priority, including the safety and security of children who are attending the site with school. Most people thought there should be regulated public access at certain times throughout the week, while others thought public access is most appropriate on weekends. Some people thought public access should be free, others suggested charging some form of admission fee. The following are key themes that emerged and some of the most frequent responses to question number four.

General Access

- Weekend/evening access to parkland
- Public walking / hiking trails
- Public cycling trails

Program Access

- Weekend festivals and events
- Amphitheatre for plays/music/dance performances for the public
- Farmer's market for the public on an evening or weekend day
- Weekend and summer programs
- Spaces that can be rented out by the public for events, such as weddings

Limitations

- Entrance fees should be collected, seniors and youth should be free or discounted
- All public access should be free
- Parking spaces should be designed to fit with the natural landscape, or visitors could be dropped off and picked up at a designated spot away from the farm activities to mitigate traffic
- Public access must be carefully managed – certain hours only
- The public should have access off of McLaughlin

Question 5. Additional comments.

- Existing traffic issues in the area are a major concern
- Concern that moving the heritage structures will lead to a “Disney Land” feel on the site
- Concerns about infrastructure, buildings need repair
- There are coyotes on Britannia Farm, need to be aware of this when planning for the site
- Any new development should be carefully planned to sustain the land and educational activities only, not to generate additional revenue
- Focus on history/heritage of the site and buildings
- Focus on poverty reduction and food security

Summary

While the questions asked participants about additional education, public programming and revenue generation opportunities, certain themes were common to the responses across all questions:

1. The rural agricultural landscape is highly valued by the community as a general open space in the city and as an education resource for the children of Peel Region.
2. There is considerable interest in school and public programming related to growing food, including traditional and more contemporary farming techniques, as well as market and community gardens.
3. There is strong support for public access to the site for both education and recreation.
4. Any development on the corner parcel must be sensitive to the adjoining farm property and include some programmatic use related to it.

Additional Discussion

In addition to a lively discussion around each of the 4 main questions, some participants at the meeting also raised questions regarding the need to use any part of the property for commercial development. Concerns were expressed regarding the basis upon which the Board was able to establish a long term lease (the Order-in-Council) and whether the original land grant would permit such use of the lands. Those participants who spoke on these issues felt strongly that the entire property should remain in its current state for educational purposes. There were also questions regarding the dissolution of the previous development project proposed for the corner parcel in 2010.

The Board has prepared a "Frequently Asked Questions" fact sheet that is available on the project website to address questions regarding the need for development on the corner parcel to fund activities on the remainder of the lands, and the authority under which such an approach can be taken.





3.0

POLICY CONTEXT

3.0 Policy Context

The following section provides an overview of the high level policy documents and municipal zoning that informs and offers land use planning direction in the City of Mississauga, with particular attention given to the relevancy and applicability of these policies to Britannia Farm.

3.1 Provincial & Regional Policy Direction

Provincial Policy Statement (2014)

The Provincial Policy Statement includes policies on managing and directing land use to build strong, healthy communities. Efficient land uses that capitalize on existing infrastructure, promote sustainability, protect the environment, ensure public safety, and facilitate economic growth are mandated by the Provincial Policy Statement. The Provincial Policy Statement is supportive of the intensification and redevelopment of existing built-up areas, as well as the provision of a range and mix of housing options. Since the Provincial Policy Statement is a high-level policy document intended to guide land use province-wide, it does not contain specific policies addressing Britannia Farm, however the use of the bulk of the lands for education and the development and intensification of the corner parcel is generally consistent with the goals of the Provincial Policy Statement.

Transportation and Infrastructure Corridors

The Provincial Policy Statement mandates that new development proposed on adjacent lands to existing or planned corridors and transportation facilities be compatible with, and supportive of, the long-term purposes of the corridor.

Cultural Heritage

The Provincial Policy Statement provides specific direction for the protection of Cultural Heritage Landscapes (CHLs), both on a development site and where development is proposed on an adjacent property. The changes in the 2014 Provincial Policy Statement strengthen the definition of a CHL:

A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

The Provincial Policy Statement mandates that significant cultural heritage landscapes be conserved. The Britannia Farm property was included on the City of Mississauga's Inventory of Cultural Landscapes in 2005.

Natural Heritage

The Provincial Policy Statement provides specific direction for the protection of Natural Heritage, specifically regarding development of sites within wetlands and that include other significant natural features. These policies are described in more detail in Section 5.2 of this report.

Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (GGH) is a regional plan for growth and development with the objectives of mitigating sprawl, conserving agricultural and natural heritage areas, revitalizing downtowns, and protecting employment areas. The Growth Plan provides residential and employment growth targets to 2041 for municipalities within the Greater Golden Horseshoe, and mandates that the Official Plans of all included municipalities conform to the Growth Plan's targets and policies.

Intensification Areas

In order to achieve a more compact urban form and constrain sprawl, the Growth Plan requires that a minimum of 40% of all residential development be contained within existing built-up areas through intensification and redevelopment in existing built-up areas. The subject property

is located within the existing built-up area of Mississauga. The Growth Plan also identifies twenty-five Urban Growth Centres throughout the GGH as focus areas for intensification intended to be developed into mixed-use, transit-oriented, and pedestrian-friendly environments. One of these Urban Growth Centres is Mississauga's City Centre, generally located along Hurontario Street between Highway 403 and the QEW.

Although Britannia Farm is not directly located within an Urban Growth Centre, the Growth Plan supports varying scales of intensification and mixed-use development in appropriate locations across all communities throughout the GGH. Since the Farm is located within an already built-up area, development of the corner parcel will be considered intensification and is generally supported by the Growth Plan.

Intensification Corridors

The Growth Plan states that intensification corridors will be designated in official plans and planned to achieve:

- a) increased residential and employment densities that support and ensure the viability of existing and planned transit service levels
- b) a mix of residential, office, institutional, and

commercial development wherever appropriate.

Intensification corridors will generally be planned to accommodate local services, including recreational, cultural and entertainment uses. Hurontario is designated as an intensification corridor.

Natural and Cultural Heritage Conservation

The Growth Plan mandates natural and cultural heritage conservation, including conservation of cultural heritage and archaeological resources where feasible, as built-up areas are intensified. Further, municipalities, conservation authorities, non-governmental organizations, and other interested parties are encouraged to develop a system of publicly accessible parkland within the GGH that

- a) clearly demarcates where public access is and is not permitted
- b) is based on a co-ordinated approach to trail planning and development
- c) is based on good land stewardship practices for public and private lands.

Development of the corner parcel will be considered intensification and is generally supported by the Growth Plan.

Region of Peel Official Plan

The Region of Peel Official Plan provides a holistic approach to planning through an overarching sustainable development framework that integrates environmental, social, economic and cultural imperatives.

Britannia Farm is not referenced directly in the Region's Official Plan, however, Schedule D: Regional Structure locates the farm within the Urban System on a Regional Intensification Corridor. Regional Intensification Corridors should be planned to provide:

- a) prime opportunities for intensification;
- b) opportunities for residents to live and work within the Regional Intensification Corridor;
- c) a high intensity, compact urban form with an appropriate mix of uses including commercial, office, residential, recreational and major institutional – as designated and/or defined in area municipal official plans;
- d) transit-supportive and pedestrian-oriented urban forms;
- e) opportunities for higher order transit; and
- f) viable opportunities of financing necessary infrastructure and services.

3.2 Municipal Policy Direction

City of Mississauga Strategic Plan & Action Plan

The City of Mississauga's 2009 Strategic Plan was created to guide decision-making, set priorities and focus the City's efforts on five major pillars of strategic change until 2050. The Strategic Plan is Mississauga's highest level strategic document and is complemented by the City of Mississauga Action Plan created to help implement the Strategic Plan.

The five major pillars of the Strategic Plan are as follows:

- Developing a Transit-Oriented City
- Ensuring Youth, Older Adults and New Immigrants Thrive
- Completing our Neighbourhoods
- Cultivating Creative and Innovative Businesses
- Living Green

Overall, the Strategic Plan is supportive of transit-oriented development and a more compact urban form to facilitate active transportation, sustainability, and complete neighbourhoods where people can live, work and play.

City of Mississauga Official Plan

The Mississauga Official Plan, adopted by City Council in 2010, recognizes that most of Mississauga's greenfield lands have been developed and much of its infrastructure is in place. As a result, the Official Plan directs new growth mostly through infill development and redevelopment in certain areas that will be improved by intensification, such as the Hurontario Street Corridor. Existing stable residential Neighbourhoods will not experience this kind of intensification moving forward. The Mississauga Official Plan provides a policy framework to protect, enhance, restore and expand the Natural Heritage System, to direct growth to where it will benefit the urban form, support a strong public transportation system, and address the long term sustainability of the city.

Schedule 1: Urban System (please see map on the following page) identifies Britannia Farm as part of the Green System and Hurontario Street and the Britannia Farm lands east of Cooksville Creek as within an Intensification Corridor. The lands to the west, south, and east are located within a Neighbourhood; while lands to the north are located within an Employment Area and

Corporate Centre. A Major Node is located to the south of the site.

Multiple Official Plan schedules identify Hurontario as an Intensification Corridor.

Schedule 2: Intensification Areas and Schedule 6: Long Term Transit Network show Hurontario Street as an Intensification Corridor and a Higher Order Transit Corridor with Light Rail Transit.

Schedule 8: Designated Right-of-Way Widths, Schedule 5: Long Term Road Network, and Schedule 7: Long Term Cycling Routes offer the following classifications for the roads bounding the site:

- Hurontario: 45m ROW, Arterial, Primary On-Road / Boulevard Route for cyclists
- Matheson: 30m ROW, Major Collector
- Bristol: 30m ROW, Major Collector, Primary On-Road / Boulevard Route for cyclists
- McLaughlin: 26m ROW, Major Collector (Scenic Route), Primary On-Road / Boulevard Route for cyclists

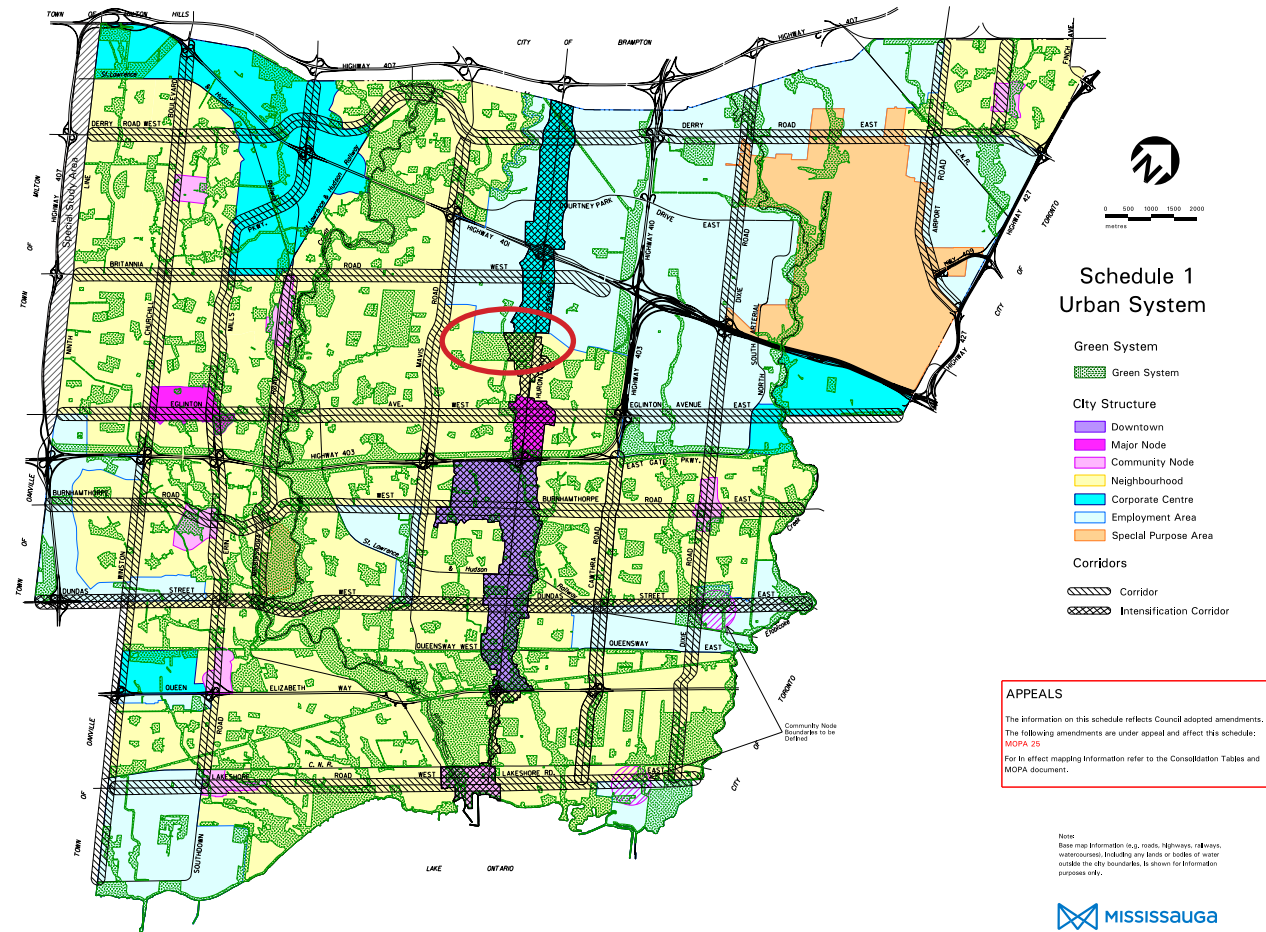
The Cooksville Creek Trail is identified as a Primary Off-Road Route for cyclists that connects to a Primary On-Road / Boulevard Route (Regional) along Britannia Road West

and a Primary On-Road / Boulevard Route along Eglinton Avenue West.

All of Britannia Farm is designated Institutional on Schedule 10: Land Use Designations, except for Cooksville Creek and its riparian area, which is designated Greenlands and Natural Hazards. Britannia Farm is located within the Hurontario Neighbourhood. The institutional designation recognizes Britannia Farm as a unique feature in the City that is owned and operated by the Peel District School Board. It is to be developed in accordance with the Britannia Farm Master Plan, which currently recommends that the lands be developed for educational purposes to provide students with experiences with agriculture, the environment, and the historical School House. In addition to the uses permitted in all designations, lands designated Institutional also permit the following uses:

- a. hospital;
- b. post-secondary educational facility;
- c. residential dwellings associated with an institutional use; and
- d. accessory uses.

Schedule 9: Character Areas identifies the



Mississauga Official Plan Schedule 1: Urban System

Britannia Farm as part of the Hurontario Neighbourhood Character Area, and a Neighbourhood within the City Structure. 16.12 Hurontario (p. 16-71) policies recognize Britannia Farm through an Institutional designation as a unique feature with rural character that will be developed in accordance with the Britannia Farm Master Plan (16.12.2.2). 11.2.8 Institutional policies (p. 11-7) permits hospitals, post-secondary educational facilities, residential dwellings associated with an institutional use, and accessory uses, in addition to the Uses Permitted in all Designations. However, the Uses Permitted in all Designations policies of the OP do not apply on the portion of Britannia Farm that is designated Greenlands (11.2.1.1). The Greenlands designation (p. 11-3) restricts development to protect people and property from damage, and provide for the protection, enhancement, and restoration of the Natural Heritage System (11.2.3). Permitted uses include conservation, passive recreational activity, and parkland (11.2.3.2). Permitted uses are subject to the approval of conservation authorities, the City and other appropriate approval agencies (11.2.3.4).

To the north of the site are Business Employment and Office designations within Employment Area and Corporate Centre Character Areas. Lands to the east are designated Residential Medium

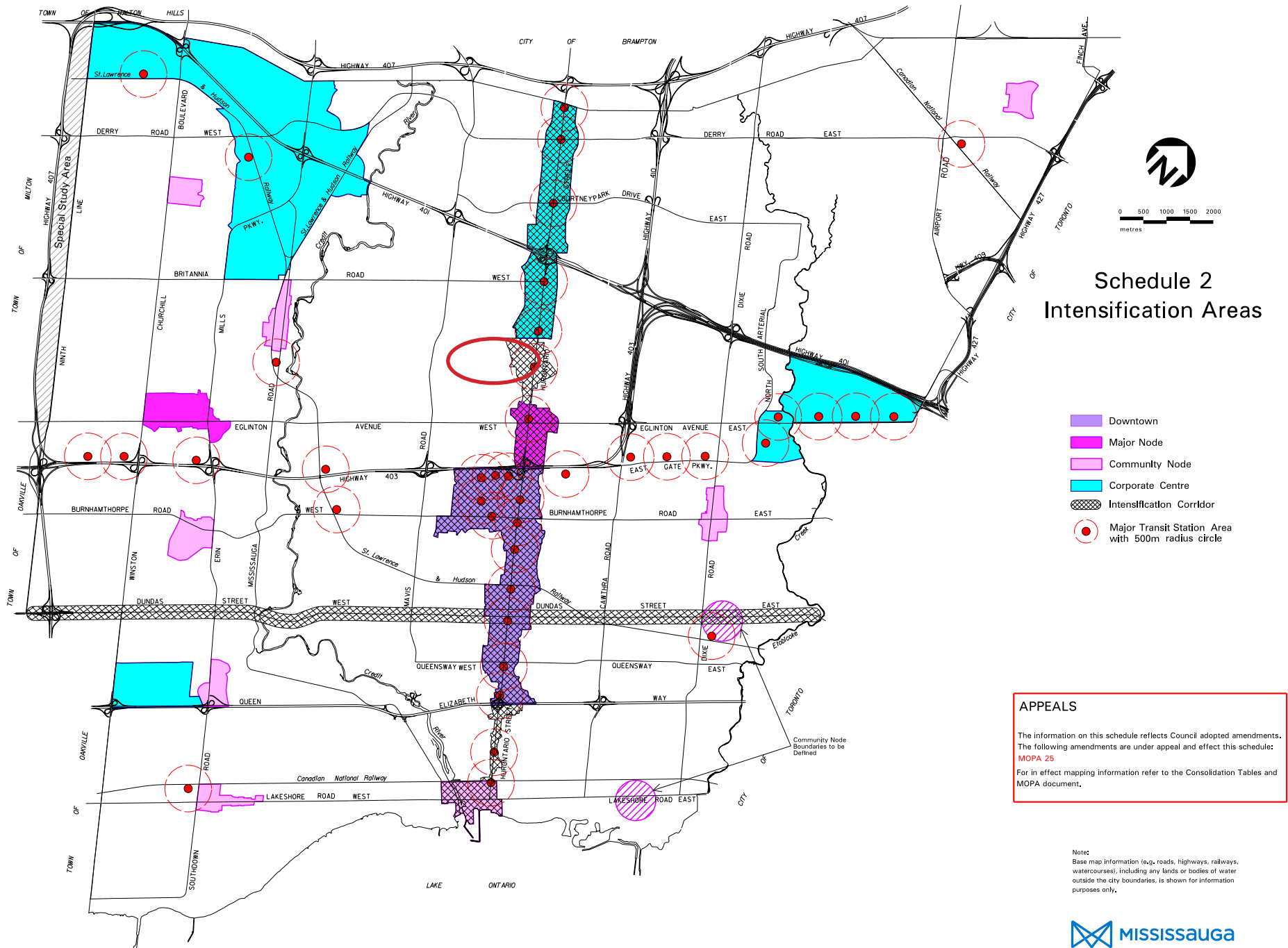
Density. Lands to the south are predominantly Residential Low Density II, with Motor Vehicle Commercial and Residential High Density designations; while lands to the west are predominantly Residential Low Density II, with Residential Medium Density and Convenience Commercial designations. The vicinity has pockets of Mixed Use and Residential Medium Density designations, and the site is close to a large Mixed Use area known as the Heartland Town Centre to the north-west and a major node consisting of Residential Medium and High Density, Mixed Use, and Office to the south-east.

Britannia Farm appears on the Official Plan's Schedule 1a: Urban System – Green System map. Schedule 3: Natural System identifies the western portion of the property and the Cooksville Creek as Significant Natural Areas and Natural Green Spaces, connected by a Linkage. The Creek is also identified as a Natural Hazard. Schedule 4: Parks and Open Spaces does not identify the entire Britannia Farm, but it does identify the riparian environment of Cooksville Creek as Public and Private Open Space linking to other Open Space and Educational facilities to the north and south.

Chapter 6: Value the Environment outlines the City's approach to its Natural Heritage Systems. Among its environmental policies is a requirement that buffers of vegetated protection

areas separate development from Natural Heritage Features and Natural Hazard Lands (6.3.7). Policies for protecting, enhancing, and restoring the Natural Heritage System (6.3.24) include ensuring development protects and maintains the features and their ecological functions (a) and promoting stewardship (e). Development and site alteration on lands adjacent to a Significant Natural Area require an Environmental Impact Study (6.3.29), and development within or adjacent to Natural Green Space and Linkages is not allowed unless it has been demonstrated there will be no negative impact to the natural heritage features and ecological function of the areas (6.3.32).

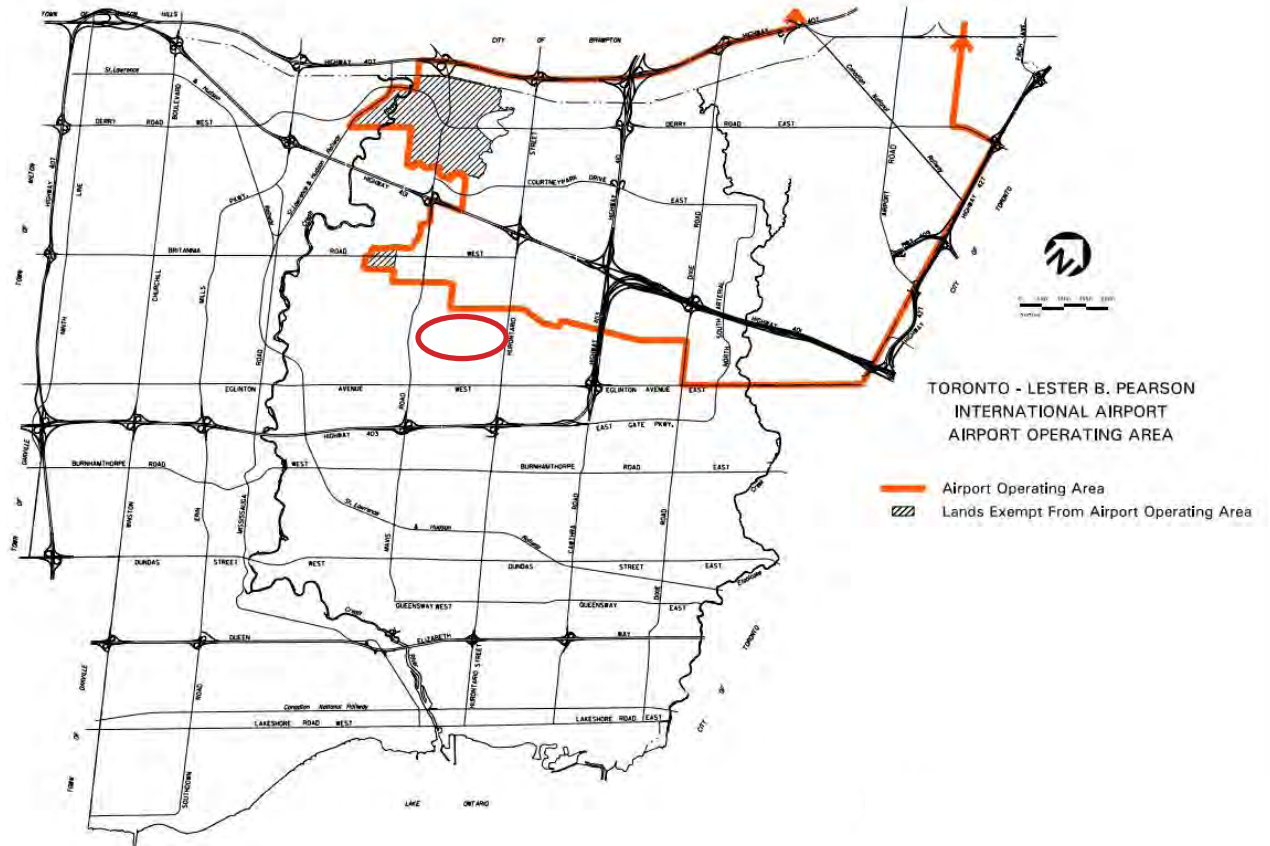
The Official Plan also provides specific direction for the protection of cultural heritage resources, stating that these resources must be maintained in situ and in a manner that prevents deterioration and protects the heritage qualities of the resource (7.4.1.13); cultural heritage resources will be integrated with development proposals (7.4.1.14); Mississauga will regulate use and other matters, as appropriate, for heritage preservation through zoning bylaws (7.4.1.15); and Mississauga will acquire heritage easements, apply restrictive covenants, and enter into development agreements, as appropriate, for the preservation of cultural heritage resources (7.4.1.16).



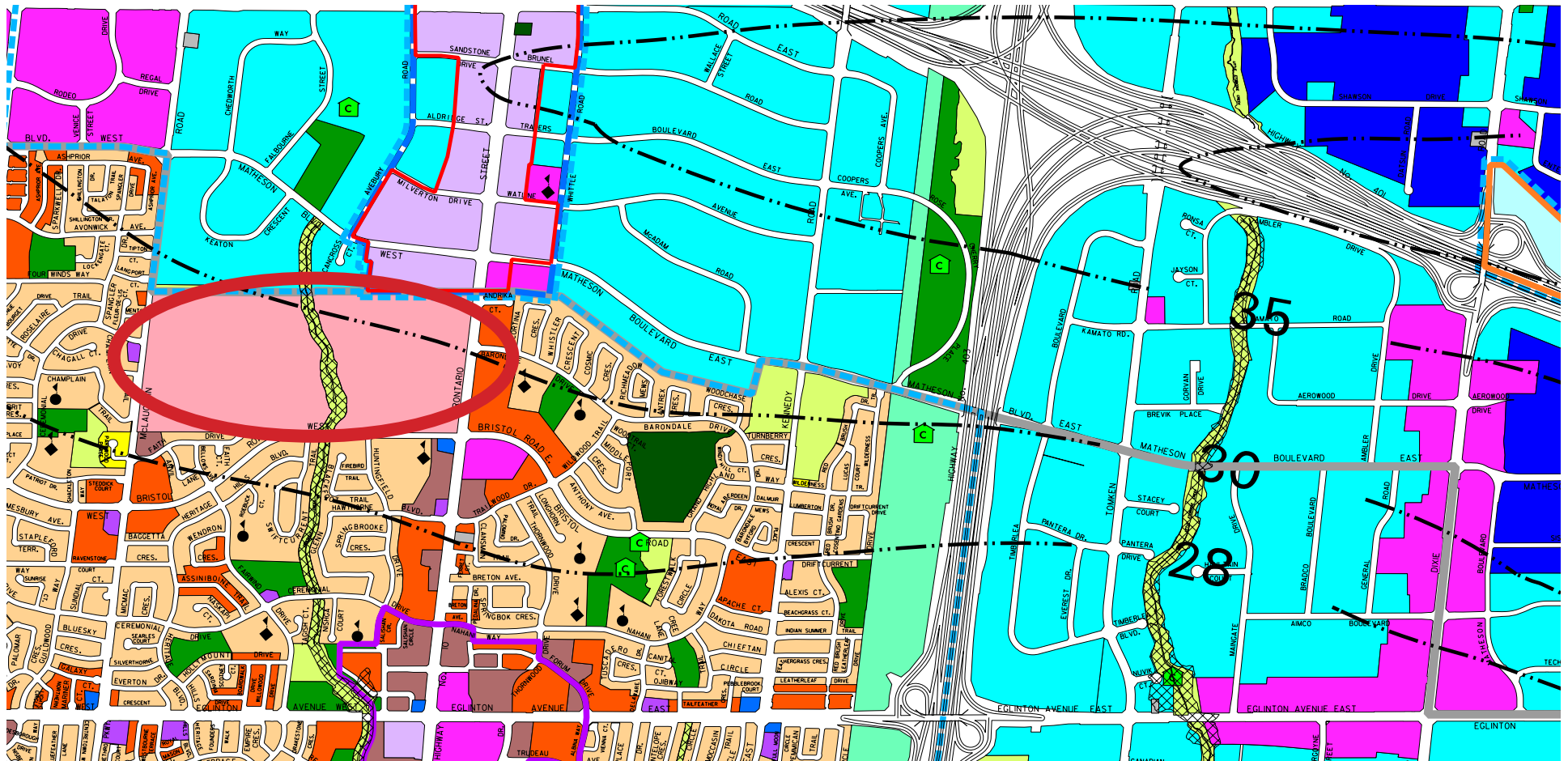
Aircraft Noise Policies

Certain areas of Mississauga are subject to high levels of aircraft noise and as a result Mississauga's Official Plan includes policies that restrict development within these areas, based on the six runway configuration of Pearson International Airport. As per the Map 6-1 excerpt from the Mississauga Official Plan, Britannia Farm is located just outside the Airport Operating Area Policy 6.10.2.1, which places restrictions on residential development and redevelopment and infilling.

Transport Canada's Noise Exposure Forecast (NEF) model is the official methodology used in Canada to quantify noise exposure in the vicinity of airports for land use planning purposes. Mississauga's Official Plan stipulates that residential land use and other sensitive land uses within the 25 NEF contour line or greater will require an Aircraft Noise Study. The majority of Britannia Farm is located between the 28 and 30 NEF/NEP contours.



Mississauga Official Plan Excerpt: Toronto - Lester B. Pearson International Airport Operating Area Map



Mississauga Official Plan Schedule 10: Land Use Designations depicting 1996 NEP/2000 NEF Composite Noise Contours

BASE MAP INFORMATION

	Heritage Conservation District		Civic Centre (City Hall)
	1996 NEP/2000 NEF Composite Noise Contours		City CentreTransit Terminal
	LBPIA Operating Area Boundary See Aircraft Noise Policies		GO Rail Transit Station
	Area Exempt from LBPIA Operating Area		Public School
	Natural Hazards		Catholic School
			Hospital
			Community Facilities

Approval to Relocate Heritage Structures

In 2010, the City of Mississauga Heritage Advisory Committee recommended approval of a request from the Peel District School Board to relocate Britannia Farm House, Gardner Dunton House and Conover Barn within the Cultural Landscape of Britannia Farm. The approval, forwarded to and accepted by the City of Mississauga General Committee, was subject to a number of conditions including completing the required approvals from the City of Mississauga for any development on the corner parcel. The site plan application related to moving the heritage structures is therefore still open, pending completion of any approvals for the corner parcel.

City of Mississauga Parks and Forestry Master Plan

The 2014 Parks and Forestry Master Plan guides the City's decisions regarding sustainable planning and management of parks and natural areas assets in order to sustain enjoyment by residents and visitors.

This Master Plan considers 5 key aspects:

Intensification: How should the City deliver park services in intensified areas? What are the challenges for developing parks in areas of intensification and redevelopment?

Stewardship: What are the types of partnerships the City should be getting into? What is the right approach and model for partnerships?

How can existing city services and functions be leveraged to support and expand partnership opportunities?

Cultural diversity: How does cultural diversity play a role and influence parks service delivery?

Park development and redevelopment issues: How can the City improve service delivery and address changing demographics and development trends as it relates to park

design, development and redevelopment and maintenance?

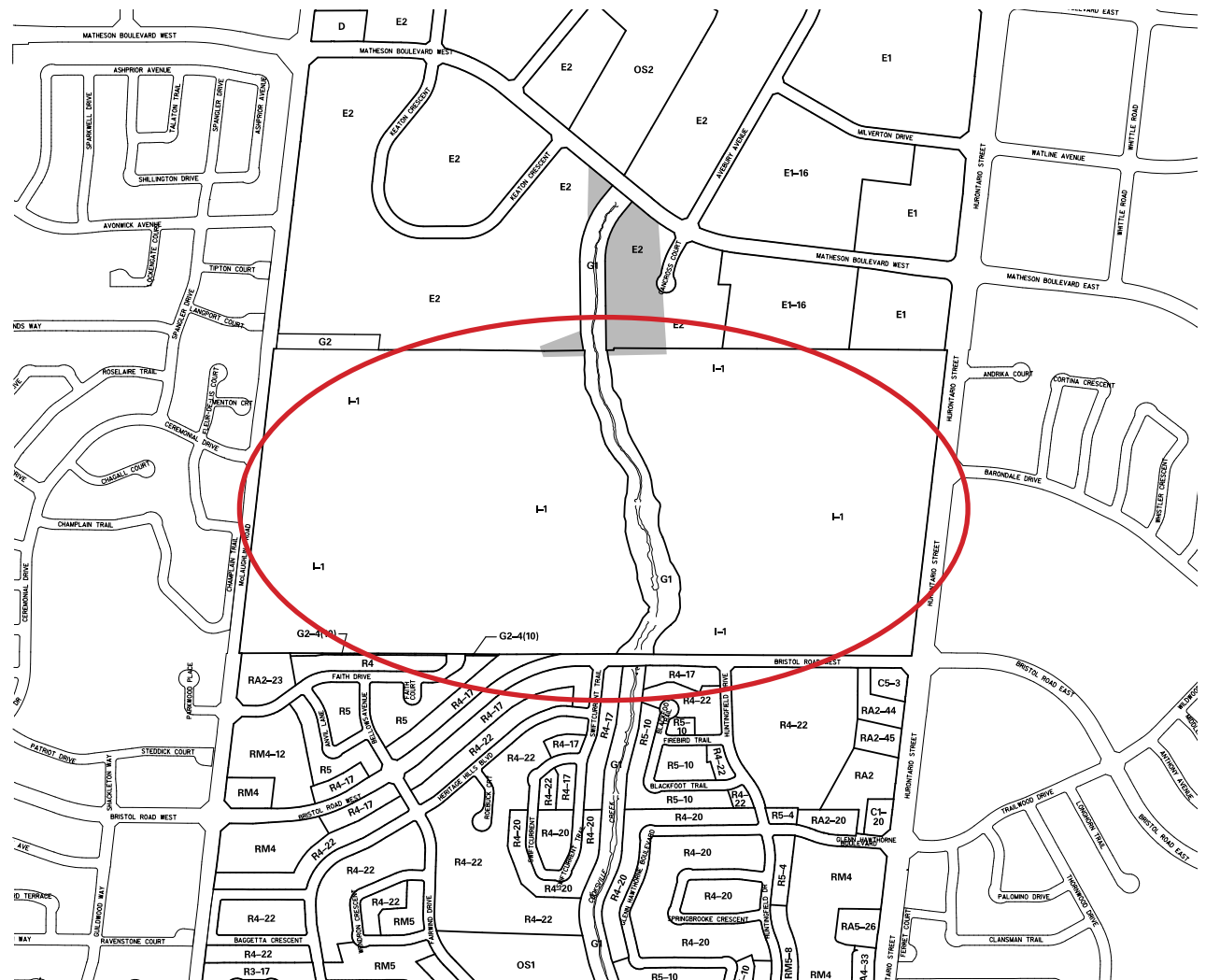
Quantifying economic benefits of parks: How do parks influence property values; health; municipal revenue among other factors?

City of Mississauga Natural Heritage and Urban Forestry Strategy

The Natural Heritage and Urban Forest Strategy study was approved by Council in 2014. This strategy along with the Urban Forest Management Plan, also approved by Council, will guide the management of Mississauga's Natural Heritage System and Urban Forest in the next 20 years to ensure that they are protected, enhanced, restored and expanded for future generations. The Strategy supports the goals of Britannia Farm educational programming, including raising environmental awareness and promoting educational opportunities related to natural areas.

Mississauga Zoning By-Law No. 0225-2007

Britannia Farm is zoned I-1 (Institutional) and Cooksville Creek is zoned G1 (Greenbelt - Natural Hazards). A small portion of the northern border of the site overlaps with a Greenbelt overlay. Lands zoned I-1 shall only be used for development in association with Britannia Farm (12.2.3.1.1). The G1 Greenbelt Zone permits flood control, stormwater management, erosion management, natural heritage features and areas conservation. Permitted Accessory Uses are allowed under certain circumstances and include trails, passive recreational uses, fences and parking areas.

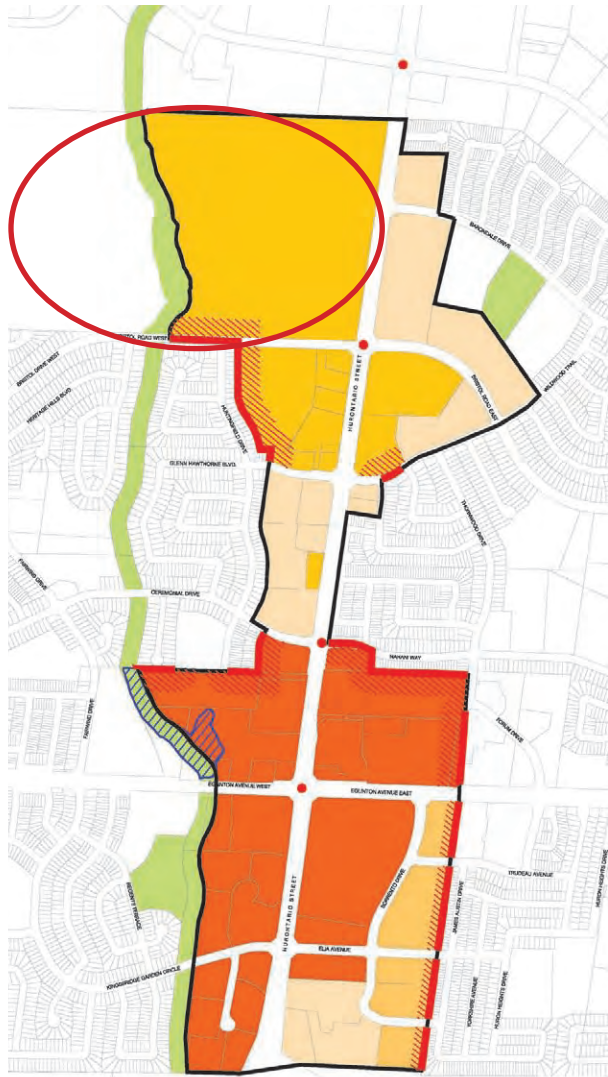


Mississauga Zoning By-law No. 0225-2007 Map

Hurontario LRT Master Plan

The purpose of the Hurontario LRT Master Plan is to support this major new transit investment through design and density that are context sensitive. The Master Plan therefore includes specific planning and urban design strategies for eleven key character areas along the proposed transit route. Eventually the Mississauga Official Plan will be updated to reflect the direction of this Plan.

The portion of Britannia Farm east of Cooksville Creek falls within the Eglinton-Bristol character area (section 8.5). The area is planned to include two high-density, transit-oriented, mixed-use nodes. The intersection of Bristol and Hurontario is intended to be a secondary node supporting the primary centre at Eglinton and Hurontario. The plan contemplates considerable development along the eastern edge of the farm between Cooksville Creek and Hurontario, institutional and commercial frontages are allowed at this corner. Convertible Frontages are proposed along Hurontario and Bristol bordering the site. Convertible frontages allow for a broad range of uses that can respond to market demands and neighbourhood evolution over time. Initiatives such as widening sidewalks



Map Excerpt from Hurontario LRT Master Plan

and enhancing streetscaping and landscaping for buildings located along the street edge will be done in order to promote other pedestrian scale movement opportunities, including active transportation.

The plan shows a 3.0x FSI density on Britannia Farm and maximum height of up to 20 storeys (63 m). The length of Hurontario Street requires a 95% continuous frontage (buildings lining the street), in order to foster a welcoming pedestrian environment and complete street walls. The Bristol Road frontage requires an intermittent streetwall with 70% minimum continuous frontage. Buildings must be built between 0 and 5 metres of the street line. The plan proposes improved connectivity within the character area to support the pedestrian environment. As such, a number of connections are proposed within the eastern portion of Britannia Farm where the heritage buildings are currently located (see figure 8.5.5). Finally, the intersection of Hurontario and Bristol is identified as a Secondary Placemaking Opportunity that can serve as a gateway between the employment areas to the north and the city centre to the south.

To the north of Britannia Farm is the Mississauga Employment Area Section (8.4). Lands near

the farm are intended for considerable intensification, with permitted densities of 4.0 x FSI and heights of up to 15 storeys (48 metres) at the intersection of Matheson Boulevard and Hurontario Street. Buildings at the intersection must be constructed to the street line and provide a continuous streetwall with a minimum 95% continuous frontage.

3.3 Policy Opportunities and Constraints Summary

- Any development of the Hurontario Street and Bristol Road West corner long-term lease parcel will require an Official Plan Amendment, a Zoning By-law Amendment and Site Plan Approval.
- There may be sensitivity with residential development on the long-term lease parcel given the site's close proximity to the Airport Operating Area. An Aircraft Noise Study will be required.
- New roads and overall circulation on and around the site will need to be explored in terms of both function and design. A traffic impact study will be required.
- Land value along Hurontario Street, including Britannia Farm, will increase due to the Hurontario LRT, but intensification must be sensitive to existing density and historic context.
- The limits of development are to be identified to the satisfaction of the Credit Valley Conservation Authority, specifically in relation to Cooksville Creek.



A large, leafy tree with a brick building in the background and tall grass in the foreground. The tree is the central focus, with its dense green foliage filling much of the upper half of the frame. To the left, a portion of a red brick building with white window shutters is visible. The foreground is filled with tall, light-green grass. A diagonal white line cuts across the image from the bottom left towards the top right, separating the photograph from the white background on the right.

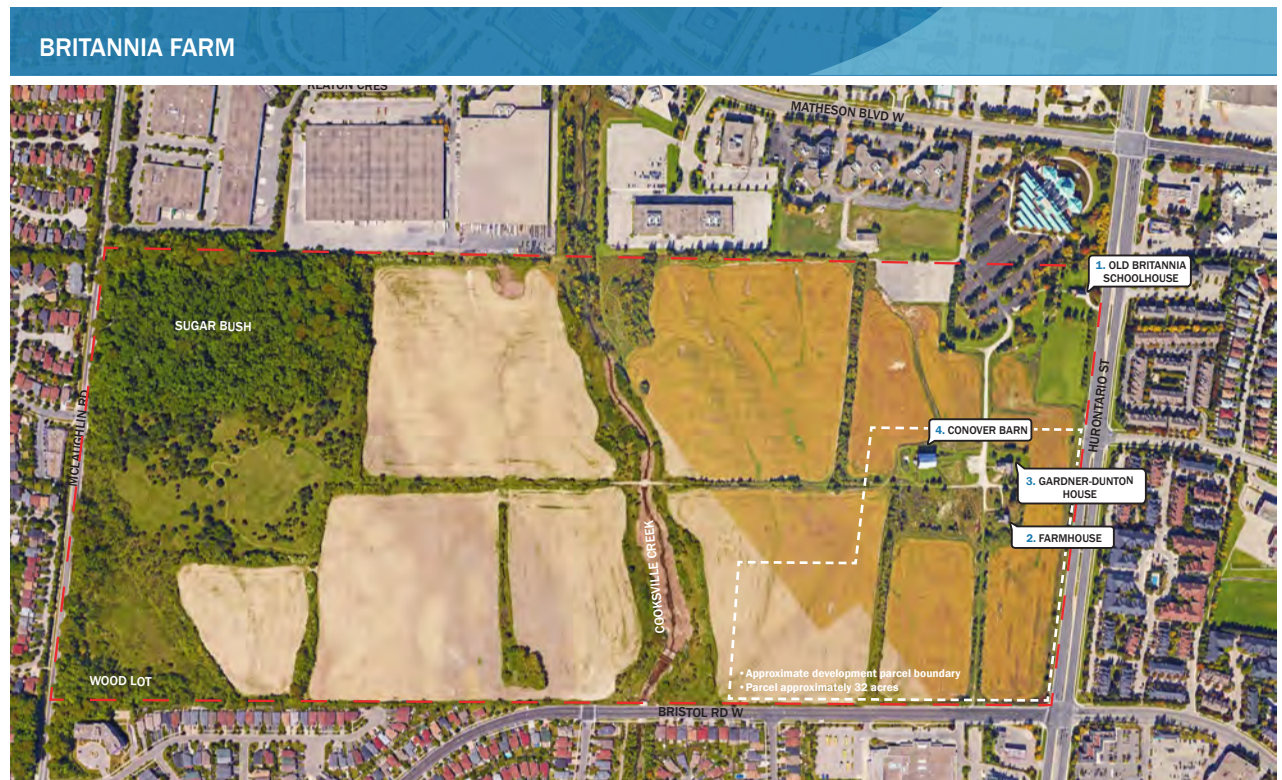
4.0

SITE HERITAGE

4.1 Historic Resources

The Britannia Farm property was included on the City of Mississauga's Inventory of Cultural Landscapes in 2005 as one of the last remaining agricultural landscapes in the city. The 200 acre property contains four historic structures:

1. A red brick schoolhouse (built c1870).
2. A one storey wood frame farm house (built c1860) with a two storey brick addition (built c1870). It is known as the Britannia Farmhouse.
3. A two storey brick residence (built c1830), relocated to its present location in 1989. It is known as the Dunton House.
4. A wood barn (built c1880), relocated to its present location in c1989. It is known as the Conover Barn.



Aerial image of the site today

The Britannia Schoolhouse is located at the north corner of the property facing Hurontario Street. It is rectangular in form and consists of a three-bay front façade as well as three bay side facades (north and south). These facades are divided by pilasters with quoins on each corner. The entrance is situated on the front (east) façade with a false rose window above. The building is red brick veneer (likely over a wood frame) with round-headed door and window openings. The building is handsomely detailed with decorative red brick corbeiling at the eaves and buff brick surrounds at the door and window openings. It has a gable roof with decorative cupola containing the school bell. In its materials and detailing, the Britannia School House is fine example of the one-room school house which proliferated across southern Ontario in the late 19th-century. The building was designated under the Ontario Heritage Act by the City of Mississauga in 1992.

The Britannia Farmhouse is located roughly in the centre of the site about 50 metres from Hurontario Street. It is a one-and-a-half storey, three bay brick veneer structure, with central front gable and round-headed window openings. A one-storey, three bay timber kitchen addition is attached to the rear of the house. According to the saw marks, it has been dated to an earlier time period – the 1830s and may have been part of the original school. The Britannia Farmhouse is representative of the Victorian Gothic style used for farmhouses in southern Ontario. The use of buff brick for detailing at the window and door surrounds and quoins is typical of this style. The detailing around the windows of the farmhouse is very similar to that on the schoolhouse. The Britannia Farmhouse was designated under the Ontario Heritage Act by the City of Mississauga in 2001.



Old Britannia Schoolhouse



Farmhouse

The Gardner Dunton House is a two-storey red brick, rectangular structure, with a one-storey brick wing and stone additional at the rear. It has a five-bay front façade with a central door, six-panel sidelights and rectangular transom. Dating to c1830, Dunton House is an excellent example of the Georgian Revival style. It was originally designated by the City of Mississauga in 1987 and then re-designated after its relocation the Britannia Farm property.

The Conover Barn is a large 4 bent, 3 bay structure with a 6 bay stable below. Constructed in the late 1880s it was a Gambrel roofed bank barn with timbers used from an earlier structure. The barn was relocated to its current location from Sheridan Nurseries in Oakville in 1989-90. Several changes were made to the structure including reorienting the banked entry from the west to the face of the building, reversing the orientation of the framing for the upper level and relocating the interior, circular stair to the north-east. The cladding was almost entirely new and the barn set up poured casson post foundations. The stable walls are reinforced grouted concrete block with a stone veneer.

The barn has not been designated by the City of Mississauga, although it is included in the description of the property as a cultural landscape.



Gardner Dunton House



Conover Barn

4.2 Cultural Heritage Landscape

Cultural heritage landscapes (CHLs) are areas where the relationship between people and place can be understood and described as having a particular sense of identity. While tangible or physical values are usually visual, measurable and fairly easily mapped, identifying CHLs is the process of seeing intangible values expressed as discernible patterns. Another distinction of CHLs is the dynamic quality they possess, as natural components are continuously changing and growing.

Identification of CHLs developed over the last 20 years and was influenced by the United Nations Educational Scientific and Cultural Organization (UNESCO) decision to include 'cultural landscapes' on the World Heritage List and to develop a set definitions. Prior to the idea of CHLs, heritage places were categorized as 'natural' or 'cultural'.

The Britannia Farm property still maintains its historic property boundaries and 200 acre size which reflect the late-18th century land survey system. The property is a major open, agricultural space amidst residential and industrial areas. The location of the Britannia farmstead facing Hurontario was typical of the farms that lined the road in the late 19th century. The central farm lane bisecting the property from east to west (and crossing the Cooksville Creek) appears to have been the working backbone of the farm since its

establishment as it would have been used to access the sugar bush at the west end of the property from the farmstead and cultivated fields located to the east. The Britannia Farm property was included on the City of Mississauga's Inventory of Cultural Landscapes in 2005 as one of the last the last remaining agricultural landscapes in the city.



Britannia Farm Fields



Meadow and Woodlot in background

4.3 History of the Site

Aboriginal Presence and Treaty Negotiations

The Mississauga traditionally occupied lands on the north shore of Lake Huron. At the turn-of-the 18th century they were able to penetrate into Iroquois Confederacy territory on the north shore of Lake Ontario, securing control of the area between Lake Huron and Lake Ontario in 1700. The Mississauga continued to occupy these lands until the late-18th and early-19th centuries, when land cessions to imperial countries confined them to a portion of their former territory. The Seven Years' War between rivals Great Britain and France ended in 1763 and with it came the Royal Proclamation issued by King George III to establish the basis of government administration in the territories formally ceded by France to Britain. The Royal Proclamation included provisions for managing lands occupied by Aboriginal groups including the Mississauga. The Proclamation forbade the settlement of those territories by non Aboriginals decreed that Aboriginal land could only be alienated by negotiation and sale to the Crown.

The following years saw numerous land surrenders notably the negotiations which commenced in September 1787 for the lands between Toronto and Lake Huron – this became known as the Toronto Purchase (Treaty 13). The Mississauga

developed a partnership with unlicensed French fur traders at the mouth of a waterway known as Rivière du Cr dit. The lower Credit River valley remained the domain of the Mississauga until British authorities purchased the surrounding land in 1805. In August 1805, near the mouth of the Credit River, representatives for the British Crown and the Mississauga signed Treaty 13A – which saw the surrender of a vast tract of land to the British Crown. Referred to as the 'Mississauga' or 'First' Purchase, the Crown acquired over 29,946 hectares (74,000 acres). Surveyed in 1806 and named Toronto Township, it was opened for settlement. The survey subsequently became known as the 'Old Survey'.

The steady flow of Loyalist, British and American immigrants settling along Dundas Street and the lakeshore west of the Credit River prompted the colonial administration to purchase the remainder of the Mississauga lands, which included the northern part of Toronto Township. On October 28th, 1818, Treaty 19, which became known as the 'Second Purchase', was signed and with it the surrender of over 242,811 hectares (600,000 acres) of land including most of today's Region of Peel. This vast area was surveyed and opened for settlement in 1819. Known as the 'New Survey', this area was divided into the townships of Toronto, Chinguacousy, Caledon, Albion and Toronto Gore.

By 1826 the Mississauga had been resettled on a reserve north of the mouth of the Credit where they remained until 1847 when the provincial government moved them to the Grand River Reserve.

European Settlement

Following negotiation of the Toronto Purchase in 1787, British Parliament created Upper and Lower Canada in 1791 with the passing of the Constitutional Act. John Graves Simcoe was appointed Lieutenant-Governor and set about creating new governmental institutions and preparing the land for settlement. The government of Upper Canada divided the province into a series of counties, creating York County in 1792. Counties provided the base for surveying and creation of townships. York County originally comprised the entirety of what is now the regional municipalities of York, Peel, and Halton, and the City of Toronto, as well as parts of Durham Regional Municipality and the city of Hamilton. York (Toronto) was established as the county seat.

David William Smith, the new acting deputy surveyor general revised the land survey system in 1792. Smith developed a 'chequered plan' in which townships were 14.4 km (9 miles) wide and 19.2 km (12 miles) deep. Each township was further subdivided into 14 concessions containing 24 80-hectare (200 acre) lots. Within each concession, seven lots were reserved for the Crown and an additional seven lots for the clergy, allowing the Crown to sell large parcels to government officials and other important land owners. This survey

system was repeated in counties across Upper Canada as treaties were concluded with the Mississaugas.

When incorporated in 1850 Toronto Township had a population of about 7500. In the absence of adequate roads, the inhabitants of the township came to identify more strongly with the local villages and hamlets. For example, Cooksville and Dixie were farm service centres along Dundas Street; Erindale, Streetsville and Meadowvale were millsites on the Credit River; Port Credit, Clarkson and Malton were railway stations on the Credit Valley Railway line. Hurontario was one of the exceptions to this trend with substantial farm properties lining the road. Hurontario Street, historically known as Centre Road was surveyed in 1818 with concessions running east and west of it. Subsequently the thoroughfare became known as Hurontario denoting its start and end points from Collingwood on Lake Huron to Port Credit on Lake Ontario.

The Britannia Farm property is located on Lot 3, Concession 1 West of Centre Road and is denoted as a School Reserve on the 1877 Peel County Atlas. The 80-hectare (200-acre) parcel was granted to trustees William Thompson, Reverend McGrath and Joseph Gardener by the Crown in 1833. It was to be used specifically for the purposes of education.

In order to support the educational component, the land was leased to various farmers, in twenty year periods, beginning in 1833. Thus the site commenced its long-standing dual role as a farm and educational facility.

Britannia Schoolhouse

At the beginning of the 19th century, schooling in Ontario was either privately-funded, taught at home, or not provided at all. Still, many children between the ages of 7 and 12 years attended school at least several months each year. Public schooling in Ontario was established through a series of legislation beginning with the 1807 Act to provide a Grammar (High) School in each of the province's eleven districts. Legislation in 1816 added Common (Elementary) Schools and allowed communities with twenty or more pupils to appoint three trustees. This legislation ushered in the era of the log school which were prevalent during the 1820s. The Act of 1824 further refined Ontario's program, establishing a general Board of Education who was responsible for selecting textbooks, courses of study, and the hiring and qualification of teachers.

It is likely that the original school on the Britannia Farm property was constructed in the mid-1830s (either log or frame) shortly after the original Crown grant of 1833. In 1843, the province established the role of Chief Superintendent of Education and Methodist minister Egerton Ryerson was appointed to the job. Influenced by his study of school systems in Europe undertaken between 1844-5, Ryerson published his ideas in Report on a System of Public Elementary Instruction for Upper Canada

in 1847. Ryerson believed strongly that education should be universal and compulsory, and even more strongly that it be religious and moral if it was to improve individuals and help society progress. Ryerson's report culminated in the School Act of 1871 and with it, Ontario gained an impressive primary and secondary school system based on Ryerson's principles of 'Compulsory Education' and 'Free Schools.' As a result of this legislation, Ontario's public school system developed rapidly during the late 19th century. Moreover, the system was characterized by increasing standardization of textbooks, teacher training, classroom organization and curriculum development.

In 1896, George Ross the Minister of Education published The School System of Ontario: Its History and Distinctive Features. Ross details the 'regulations' for school sections, school sites, and school houses. School sections were about 1,214 to 2,023 hectares (three to five thousand acres) dependent on population density and the site was approved by ratepayers. The school site was required to be on a well-travelled road, the grounds were to be properly levelled and drained, planted with shade trees and enclosed by a substantial fence, every rural school was to have a woodshed, and a means for procuring water, the site was to be not less than half an acre and if the section exceeded seventy-five students then the site should

be one acre. The style and material of schoolhouses were the sole responsibility of the trustees of the school under the Public School Act. Log buildings were prevalent and were eventually replaced with frame, brick or stone.

In Britannia, the 1851 school records indicate that a frame school was in poor condition and was renewed or rebuilt 1852-1857 at a cost of \$5000. The existing schoolhouse was constructed c1870, more in conformance with provincial direction. The one-room schoolhouse served rural communities in Ontario until the 1950s when township enlarged central schools and began to bus students from their houses to school. The Britannia schoolhouse was closed in 1959. The Friends of the Old Britannia Schoolhouse was created in 1992 to ensure the continuation of the educational programme for the students of Peel. The group focuses their efforts on working closely with the schoolhouse staff and on supporting the schoolhouse and its programme.

The Friends of the Schoolhouse also support the continuous maintenance and repair of the schoolhouse and the preservation of the historic buildings on the Farm including the Britannia Farmhouse, Dunton House and the Conover Barn.

Farmstead

Farming was typical occupation in the township along with other related industries, such as saw and grist mills. The 80-hectare (200-acre) original surveyed lots were intended to support agricultural practices for early settlers. Agricultural periodicals were common in Canada in the late 19th century and meant to provide practical advice: Rural Canadian & Farm Journal, Canadian Farmer, Farms & Home and Canadian Live Stock and Farm Journal are just a few examples of titles. Advice for raising cattle and horses, selecting breeds, maintaining gardens, pruning orchards, starting bee colonies and household tips proliferated on the pages of these subscription broadsides.

For instance, the Rural Canadian encouraged its readers to create 'attractive farms':

Now that our pioneer days are over, it should be the aim and ambition of every farmer to make his farm and his home attractive. What can be more attractive than a well improved farm, well stocked with improved farm machinery and improved stock, broad acres of bountiful grass with a home on the same liberal basis ... a garden and orchard ... a beautiful lawn, handsome shade trees and things generally kept in order.

As a result, farmstead across Ontario developed in a similar manner – moving from pioneer days in the early 19th-century into a more refined era when economic circumstances permitted. The Peel County Atlas from 1877 (see below) illustrates several prominent farmsteads. Although idealized depictions of rural life, the images convey a general sense of the types and configurations of farmsteads.

Both the Britannia farmhouse and Dunton House represents a second generation of farmhouse as seen in the use of brick as a building material, veneer and detailing. Aerial images from the 1950s and 1960s show a concentration of outbuilding located to the rear of the farmhouse. These were primarily barns and configured in a U-shape.



1877 - Peel County Atlas

Source: <http://digital.library.mcgill.ca/countyatlas/> Altered by Taylor Hazell Architects

4.4 Configuration of Historic Buildings

The current configuration of the historic farm buildings is the result of the 1989 Master Plan to create an educational facility relating to agriculture/rural issues. The Plan proposed that the existing, but derelict, Britannia farmhouse would house a farm manager who would run a functioning demonstration farm for the Peel District School Board. The program, intended to dovetail with those at the Britannia Schoolhouse, were to focus on historic and contemporary rural life and agriculture. To support this program, another farmhouse would be brought to the location to house classrooms, offices and support facilities. A barn would either be brought or built on the site.

Access to the site was intended to minimize vehicular traffic and a conscious effort was made to concentrate administrative and support activities in one area leaving the majority of the site as open space. The original farmhouse provided a basis from which the organization of the farmstead was based.

The farm lane and access from Hurontario was set up on an axis characteristic of traditional farm planning. At the time, it was noted that overwhelmingly there was a desire for the Britannia

Farm to retain the appearance of a typical farm, in part by containing views from the Farm to screen the urban landscape as much as possible.

The Master Plan contemplated the relocation of the Dunton House with a reconstructed kitchen wing as well as a large bank barn from the area. This recreated farmstead was to include a milk house, icehouse, chicken shed, corn crib, smoke house and windmill. Gardens were to be located in the yard. The farmstead was to be oriented towards Hurontario and retained the existing central laneway as symbolic and emergency access. A new north-south access was created from Bristol Road to the farmstead.

The grouping of the Dunton House farmstead with the existing, original farmhouse was intended to portray a typical agricultural experience of the mid-19th century. The Dunton house acted as the main farmhouse with the original Britannia farmhouse appearing as a second residence for additional family or hired hand. The intentions and rationale of the Master Plan were sound, however, the placement of the two residences in close proximity and separated by a common access road, is atypical of farmstead development in Ontario.

LEGEND

- 1 Old Britannia Schoolhouse
- 2 Dunton House
- 3 Barn Yard Complex
- 4 Farm Manager's House
- 5 Field Centre
- 6 Agricultural Demonstration Fields
- 7 Parking
- 8 Assembly Area
- 9 Pasture
- 10 Community Garden Plots
- 11 Grassed Meadow
- 12 Natural Succession
- 13 Radial Railway Interpretation
- 14 Managed Succession
- 15 Sugar Bush
- 16 Agroforestry Plantation
- 17 Riparian Forest
- 18 Wetland Interpretation
- 19 Vegetative Buffer
- 20 Mixed Hedgerow Planting
- 21 Farm Lane
- 22 Moist Meadow

4.5 Current Conditions

A site visit was conducted on July 6, 2016 by Charles Hazell of Taylor Hazell Architects. The exteriors and interiors of Britannia Farmhouse, Dunton House and Conover Barn were reviewed.



An aerial image of the site as it exists today

source: Google Maps

Britannia Farmhouse

The Britannia Farmhouse is the only building remaining of what once was a functioning farm. The as-found condition of the building is poor with many significant structural deficiencies. In 1990, the exterior was restored, the wood rear additions and porch were removed and reconstructed, windows and doors were replaced. Inside the historic building all finishes, except the pine and maple flooring, were removed. The interior was renovated to modern standards for programming reasons. The stone basement below the historic building is intact.

The Britannia Farmhouse was vacated after the abandonment of the programme to operate the site as a period demonstration farm. It has not been maintained however it is heated in the winter, security checks are ongoing and the interior, with the exception of the basement is generally well kept.

The quality of the 1990s exterior restoration was mixed in that there are examples of good work such as the decorative wood trim and work that was poorly executed such as the addition and chimneys that were made of plywood. The absence of routine maintenance and poor detailing has led to the premature failure of many masonry and wood elements.

Many of these deficiencies were identified in the Kearns Mancini Architects Heritage impact Statement (2010). These conditions were re-examined in July 2016 and in all cases, damage was found to have increased significantly in every category.

Exterior

- Wood shingle roof: Poor condition and in need of replacement.
- Chimney projections (decorative): Poor condition with loss of veneer and now a likely source of water entry.
- Masonry: Ongoing deterioration of brick and mortar joints. Cracks at the foundation level and at some lintels appeared to be more extensive.
- Windows and doors: Advanced deterioration primarily at the sills and lower sash with through penetrations in many locations. Double glazing details in the doors are unorthodox and have failed.
- Wood cladding, veranda and two porch structures: Fair to poor condition. Generally, dilapidated conditions leading to weakening of connections and severe weathering.
- Flashings: poorly detailed and separating from the masonry now a likely source of water entry.

Interior

- Interior finishes: Fair to good condition with no obvious signs of water entry or damage to finishes.
- Windows and doors: Severely damaged and requiring replacement.
- Basement: Evidence of water entry, high humidity, debris and damaged finishes primarily in the new addition. One obvious source for water is the cellar door which appears to have been subject to repeated flooding.

Setting

The site appears to have been abandoned. Fences are down, the lawns are overgrown and crowd against the building making routine building review and maintenance impossible.

Dunton House

The Dunton House is an example of a significant Georgian Revival home. It was successfully moved to the site and restored in 1989-90. The building massing is divided into two parts: the historic 5 bay red brick Georgian Revival house and a two part addition fashioned after vernacular addition that had been built onto it in its original location.

It is a highly valued heritage building and has been in continuous use since it was opened to the public, though its use in recent years has shifted to office. It has benefited from continuous use, a dedicated staff and an interested public.

The conservation approach that was applied to the heritage building was of a high level. Most of the work that was done, interior and exterior, has performed well. However the absence of significant routine maintenance has resulted in significant damage. For example, building elements such as windows and brickwork where damage (and noted in the 2010 KMA report) was found to have increased by 3 times.

Exterior

- **Roof:** The cedar shingle roof was in fair to poor condition having reached the end of its lifecycle.
- **Walls:** Three wythes construction of red clay brick, in fair to good condition. Damage to the brick occurred below window sills, relative to the chimney flues and in relation to the entrance and wood lintel. The east and south elevations showed the most extensive damage. Chimneys appeared to be in fair to good condition.
- **Windows and Doors:** Storm windows were introduced to provide protection to the historic windows and glazing. Advanced deterioration was observed in many of the storm windows and it is possible that all of them will need to be replaced. Wood sills are also likely to be damaged. The front door, sidelites and molding are severely damaged at the sill level. Insect infestation and damp conditions causing water entry and severe air leakage were noted.
- **Wood shed structure, soffits and eaves:** Fair to good condition.

Interior

- **General:** The rooms and on all floors were fully occupied and well maintained. The basement was built in 1990 and was found to be in good condition however it was remarked by staff that flooding had occurred in the past.
- **Plaster, woodwork, glazing and historic finishes:** These were carefully conserved in 1989-90 were found to be intact and in good condition. Modern materials such as carpets and paint finishes are in fair condition.
- **Windows and doors:** Great care was taken to preserve original woodwork and glass. Windows appeared to be in good condition. Doors were in fair to good condition however the front entrance door was in poor condition.

Dunton House Addition

Exterior

- Roof: The cedar shingle roof was found to be in poor condition having reached the end of its lifecycle. Repairs had taken place where a significant leak had occurred.
- Masonry walls: Good condition.
- Wood windows and detailing: Generally in good condition.

Interior

- All materials and assemblies are new construction built in 1990. They were found to be in good condition.

Setting

The setting around the historic building is sparse and consists of well-maintained lawns. The gardens typically associated with a residence of this calibre and that would add to its identify have not been developed. This is an opportunity that should be considered moving forward.



Dunton House and Addition

Conover Barn

An excellent, representative example of an Ontario vernacular bank barn featuring direct access by an earthen ramp to the hay loft floor. Animal stalls are below with direct access to outside paddocks and grazing fields beyond. The Conover Barn demonstrates a gable entry more common in eastern Canada and the New England states as opposed to a side entry design. It is further distinguished by a curved stair that connects the raised hay loft level to the stalls level at grade. The barn was moved from the Oakville Sheridan nurseries property and reconstructed on the Britannia Farm Site c1989. The Barn was carefully disassembled and reassembled on the new site. The roof and exterior board and batten cladding were entirely replaced at that time. The hay loft level is used for storage of agricultural equipment. The lower level originally intended to function as a working barn has not been in use for many years and has the appearance of being abandoned.

The absence of a significant functional programme for the Conover Bank Barn is a concern as is the potential for fire through lightening strike, vandalism or arson.

A barn can be seen in a 1966 aerial image of the Britannia Farm. It indicates a compact layout of barns and outbuildings forming a three sided

service court facing the Britannia Farm House. Paddocks extend out from the back of each of the barns. Topographic information confirms that grades slope gently across the original site much as they do now (approximately .5 metre). It is likely that the entrance to the main barn and the two other barns was from grade.

The exterior consists of a galvanized steel gambrel roof, board and batten pine cladding on a block foundation wall. The rubble veneer walls are salvaged.

No obvious signs of settlement cracks.

- Fair to good weather finish to exposed wood is consistent with barn finishes that are not stained.
- Good condition for exposed rubble veneer walls.
Note: the ramp is not engaged with the barn foundation wall. Ancillary structures to the barn including a small silo are in fair condition.

The upper and lower level interiors are characterized by exposed timber framing, plank floors (likely hemlock), wood cladding. The circular stair is connecting the upper and lower levels is an important character defining feature of this barn.

The barn appears to be well ventilated and there are not obvious signs of water ingress, pigeon debris, etc. It can be expected that debris left in the stalls after abandonment will trap moisture and attract animals.

- Generally well ventilated interior with no obvious signs of advanced deterioration
- Debris following abandonment and general storage are a health and safety concern
- Absence of a significant functional programme creates conditions where there is a high risk of damage to the building through fire.

4.6 Opportunities & Constraints

General

The current configuration of the three farm buildings is not typical of a 19th century Ontario farmstead. Rather it is the result of a well-intentioned plan to create a demonstration farm on the property. The three buildings do not have a historic relationship to each other. The Britannia Farmhouse remains on its original location while the Dunton House and Conover Barn have been relocated from other sites and positioned on the Britannia Farm property. Relocation of these buildings can be considered, if there is a specific programme with adequate funding for long-term maintenance.

The Britannia Farmhouse and Dunton House are individually designated under the Ontario Heritage Act. In addition the property has been identified by the City of Mississauga as a cultural heritage landscape and its value as an agricultural landscape must be conserved if the buildings are to be relocated.

Britannia Farmhouse

Should the decision be made to move the Britannia Farmhouse, conservation should be given to the value of masonry removal and reconstruction relative to the extent of damage now apparent. The relocation of the Britannia Farmhouse from its

historic setting is made less problematic because of the progressive devaluing of the context. Careful consideration will need to be given to the its new functional programme, relationship to the Conover Barn and operations in the new setting to ensure that it avoids once again becoming an anachronism.

The brick veneer construction of the historic Britannia Farmhouse will require extensive cross bracing, helical tiles, masonry restoration prior to moving and monitoring. This is because of the relatively fragile nature of the building following the 1990 restoration and the absence of maintenance since then.

Gardner Dunton House

Gardner Dunton House is a robust structure that was successfully relocated in 1989. Relocation a second time while unfortunate, would be successful. It will however require detaching the historic building from the addition as these structures are now integrated. It may be structurally feasible to relocate the addition as well however conservation should be given to the benefit of rebuilding the addition at which time various space planning and barrier free issues could be addressed.

Careful consideration should be given to the new functional planning and setting for Dunton House

so as to ensure it has relevance to the buildings adjacent to it and surrounding landscape.

Conover Barn

The Conover Barn was successfully relocated in 1990 and if necessary it can be relocated again in whole or through disassembly and reconstruction. Careful consideration should be given to the siting of the barn with respect to topography and orientation so that its functional value can be fully demonstrated.

Like other barns it will require routine maintenance. If well cared for the Conover Barn will provide good service for many generations to come.





5.0

PHYSICAL OPPORTUNITIES & CONSTRAINTS

5.1 Urban Design

A preliminary Opportunity & Constraints analysis examines Britannia Farm and its surrounding context relative to potential future access & gateways, organization of the site and programmatic elements, ecological resources and potential future development opportunities.

LEGEND

— · · **Site Boundary**



Urban Frontage & Transition

Britannia Farm is a managed landscape constrained by its urban context. Hurontario, McLaughlin and portions of Bristol provide frontage while remaining edges are reverse-lotted from by neighbouring uses such as residential backyards.



Potential Access Points and Gateways

Future points of access from the busy arterials of Hurontario St. and McLaughlin Rd. are restricted. Consideration may need to be given to new points of access along Bristol Rd. and Matheson Blvd, or for the establishment of a local street network on the lands to support the Farm and the development parcel. The lack of an existing point of arrival or 'front door' to the Farm is an issue to be addressed.



Proposed Hurontario LRT & Stops

While Britannia Farm has maintained a rural character over time, adjacent Hurontario Street has evolved significantly. The planned Hurontario LRT corridor with stops at Bristol Road and Matheson Blvd brings significant opportunity for the 32 acre development parcel. The LRT will increase public access and ensure long-term value of the development parcel.



Development Parcel & Frontage

The prospect of developing a portion of the site provides financial opportunity for the future Britannia Farm. The parcel's strategic location has good visibility and access along Hurontario and the future Bristol LRT stop. A logical block pattern and street configuration will need to be developed and may be different depending on the uses.





Buffers

While a limited portion of the site is open for development the vast majority of Britannia Farm will maintain its rural setting. One of the key issues to be addressed on the site is the integration or buffering of the development parcel.



Farmstead Node and Potential Relocation Sites

Currently the Farmstead lies within the designated development parcel. The master plan should consider the relocation of the Farmstead to a more appropriate site. Potential relocation should try to achieve a more historically accurate configuration of 19th agricultural settlements while maintaining convenient connections to natural features of the Farm.



Farm Lane Axis

The existing farm lane provides an excellent opportunity for a central east-west connection although it currently ends at the Sugar Bush. Western extension of the farm lane to McLaughlin Rd. should be explored to open up under-utilized areas



for programmatic, ecological, and interpretive functions. The master plan should also explore how the lane interacts with the development site and what character it should possess.

Cooksville Creek Floodline

The Cooksville Creek flood plain restricts built development within its floodplain boundaries. It forms a physical separation between natural features to the west and lands to the east identified as part of the *Hurontario Intensification Corridor*.



Potential Trail Connections

Cooksville Creek is a natural feature with the potential to connect the public with the Farm's ecological, historical, and recreational qualities. Opportunity exists to allow controlled pedestrian/bicycle circulation along the west side of Cooksville Creek to connect residential areas with recreational areas to the north and south of Britannia Farm.



Keys Views

The unaltered topography of the site affords views of the Farm's rural character in the heart of Mississauga. Views from key locations should selectively screen the urban background and reinforce the Farm's rural setting.



Wooded Areas

Apart from educational experiences, the wooded areas also screen the noise and visual aspects of the Farm's urban context. These areas and trails also provide a gateway experience for public access off McLaughlin Rd.



Hedgerows

Existing hedgerows are remnants of the Farm's agricultural heritage. They offer a natural organizational structure and support wildlife movement and shelter. Expansion and improvement of these natural assets also allow for educational opportunities.



McLaughlin Rd.

SUGAR BUSH

WOOD LOT

Cooksville Creek

Bristol Rd

Hurontario St

Matheson Blvd

CONOVER BARN

DUNTON HOUSE

BRITANNIA FARMHOUSE

BRITANNIA SCHOOLHOUSE

5.2 Natural Heritage

The 2012 Britannia Farm Master Plan, municipal and agency planning and ecological databases and policies were reviewed, and ecologists field assessed current conditions. This work has led to an understanding of the natural features and associated functions and how those resources should be considered in terms of current provincial and municipal policy. The Britannia Farm landscape has continued to change over the past few decades as active agriculture patterns and crops have changed. Some formerly cropped fields have begun to transform towards cultural meadow and shrub thickets in the absence of cultivation. In addition to larger wooded areas, the Farm includes pockets of ecological resources, principally associated with Cooksville Creek. These features and functions are discussed in more detail in this section of the report as input to current planning decisions regarding future land uses.



Cooksville Creek

5.2.1 Site Description

According to MNRF classification, the Britannia Farm lands are located within the Ecozone 7E-4 which is the Mixedwood Plains Ecozone (Lake Erie-Lake Ontario Ecozone). This region is characterized as being one of the mildest in Canada, which supports related land-use, flora and fauna. The ecozone is predominantly cropland and pasture with developed infrastructure and communities. Remnant forests are found throughout the ecozone. This ecozone is also known to have the most diverse species of flora and fauna due to the presence of diverse ecological communities (e.g. Carolinian forests, tall grass prairie, deciduous forests, open fens, meadows, cultural thickets, etc.) (MNRF 2009).

The majority of the Subject Lands are under active agricultural management with woodlands present on the western third of the property. Cooksville Creek flows through the centre of these lands and the generally, open landscape is interrupted by scattered small wetlands and hedgerows. The figure on the following page illustrates the existing ecological features on the Britannia Farm.

East of McLaughlin Road, there is a 13 ha woodland comprised of upland [Sugar Maple (*Acer saccharum*) dominant] and lowland [Black Walnut (*Juglans nigra*)] natural and cultural forest/woodland communities. The Black Walnut lowland deciduous forest, located along a former (historic) railway line, is a rare vegetation community in Ontario. Successional vegetation communities (i.e., meadow, cultural thicket) have expanded over the past few decades, adjacent to some of the woodland communities and where cultivation has been abandoned.

Cooksville Creek, which has been straightened and with some banks reinforced with gabion baskets, flows through the centre of Britannia Farm. Riparian wetlands include cattail marsh along the floodplain and a willow thicket swamp. The creek area and adjacent slopes were planted in 1988 with predominantly native species, including Butternut (*Juglans cinerea*) and Ash (*Fraxinus* sp.). Butternut is Endangered in Ontario, and ash is under increasing pressure related to the destructive Emerald Ash Borer. A mixture of successional vegetation communities (meadow, thicket, woodland) surround the watercourse. A narrow lowland forest is present at the northern boundary of the watercourse on the property.

Two isolated wetlands occur within the agricultural fields west of Cooksville Creek. A review of historical air photos suggests that these may have been connected through a local headwater drainage feature.. Another small cattail/meadow marsh occurs at the northern boundary of the Subject Lands, with its catchment historically extending into the developed lands to the north.

The 2012 Britannia Farm Master Plan (Figure 2) indicated that a headwater drainage feature began at the north-eastern portion of the sugar maple forest and drained southward into a meadow marsh and silver maple deciduous swamp. The headwater drainage feature and the meadow marsh community are no longer present on the landscape, however wetland soils were observed where the meadow marsh community was historically located. The silver maple swamp remains present on the landscape.

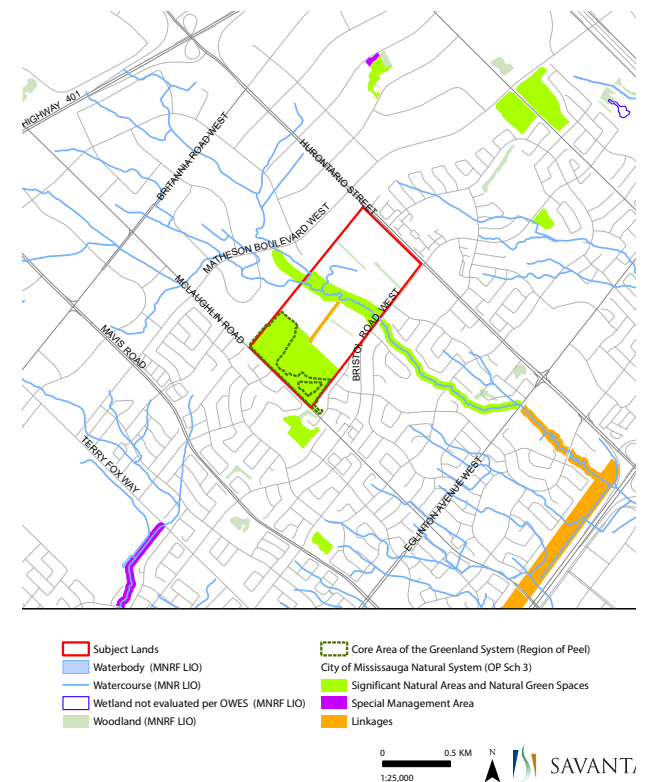
During the 2016 site reconnaissance survey, the silver maple deciduous swamp was not observed to have indications of standing water during the spring (e.g., no staining of tree trunks, no adventitious roots). The aggressive, invasive shrub, Common Buckthorn (*Rhamnus cathartica*) was present in the understory. The deciduous swamp appears to be undergoing a drying trend, towards lowland cultural woodland dominated by Common Buckthorn.. Potential opportunities to restore this headwater drainage feature and meadow marsh should be explored. This would include completing a wetland water balance for the meadow marsh and Silver Maple deciduous swamp. Hydrologic inputs required to restore/maintain these features and to develop enhancement measures to its catchment should be defined (i.e., re-grading, native vegetation) to provide required hydrologic conditions.

In the agricultural fields immediately east of Cooksville Creek are a series of headwater drainage features. The northern headwater drainage feature is mapped as a watercourse on provincial ecological database (Land Information Ontario). Historic aerial photos show wetland soils along portions of these headwater drainage features, and small (<0.1 ha) meadow marsh wetland communities were observed along some

lengths of these features during the 2016 site reconnaissance survey.

An additional headwater drainage feature is present just south of the H.J.A Brown Education parking lot and continues southeast through agricultural fields, east of the barn and terminates in a cattail marsh and upland meadow just south of the barn. This headwater drainage feature is within the future development parcel and a headwater drainage feature assessment will be needed to categorize this feature and determine whether this feature can be removed, realigned or must remain in place.

The remainder of the Subject Lands are agricultural fields, delineated by shrub dominated hedgerows (i.e., Hawthorn (*Crataegus* sp.) and Common Buckthorn) on the eastern portion of the property and deciduous native tree (i.e. Maple (*Acer* sp.), Oak (*Quercus* sp.), Cherry (*Prunus* sp.) dominated hedgerows on the western portion.



Natural Features Desktop Analysis

5.3 Natural Heritage Legislation and Policy Context

In addition to an assessment of natural heritage features and functions of the Project Study Area, there are legislation and environmental policies that could influence or govern development on the Subject Lands. The following provincial, municipal and regulatory agencies and relevant legislation and policy have been considered in the planning context of the Subject Lands.

5.3.1 Ontario Endangered Species Act, 2007

The provincial Endangered Species Act (ESA), 2007 was developed to:

- Identify species at risk, based upon best available science;
- Protect species at risk and their habitats and to promote the recovery of species at risk; and
- Promote stewardship activities that would support those protection and recovery efforts.

The ESA protects all threatened, endangered and extirpated species listed on the Species at Risk in Ontario list. These species are legally protected from harm or harassment and their associated habitats are legally protected from damage or destruction, as defined under the ESA (MNR, 2007).

The site reconnaissance survey identified the following vegetation communities with potential to provide habitat for endangered and threatened species:

- Dry-fresh Sugar Maple deciduous forest (northwest corner and southwest corner of the Subject Lands), fresh-moist Black Walnut lowland deciduous forest, Silver Maple deciduous swamp, and all cultural woodlands provide potential suitable nesting and roosting habitat for three endangered bat species [Eastern Small-footed Myotis (*Myotis leibii*), Little Brown Myotis (*Myotis lucifugus*) and, Northern Long-eared Myotis (*Myotis septentrionalis*)];
- Cultural meadow south of the sugar bush provides potential habitat for Eastern Meadowlark (*Sturnella magna*) which is a threatened species in Ontario; and,
- Barn provides potential habitat for Barn

Swallow (*Hirundo rustica*), which is a threatened species in Ontario.

5.3.2 Region of Peel Official Plan

The Region of Peel Official Plan Consolidation October 2014 contains updated natural heritage policies including criteria for determining Core Areas (Table 1) and policies regarding their protection. As identified in Schedules A, B and C of the Region of Peel Official Plan, the dry-fresh Sugar Maple deciduous forests and the fresh-moist Black Walnut lowland deciduous forest are designated as Core Areas of the Greenland System (Schedule A).

The Region of Peel Official Plan provides criteria for defining significant features including important woodlands. The dry-fresh sugar maple deciduous forest (sugar bush), two cultural woodlands south of the sugar bush, fresh-moist black walnut lowland forest and the dry-fresh sugar maple forest at the southwest corner of the Subject Lands meet the criteria for designation as part of the Greenland System. (i.e., meets the Region's criteria specified in Table 1 of the OP). No development (i.e. roads, buildings) is permitted within Core Areas of the Greenlands System.

5.3.3 City of Mississauga Official Plan

The City of Mississauga Official Plan, consolidated March 11, 2016 was reviewed. The plan identifies both institutional (Schedule 10) and natural heritage system features (Schedule 3) for Britannia Farms. The dry-fresh Sugar Maple deciduous forests, fresh-moist Black Walnut deciduous forest, cultural meadow between these forests, cultural woodlands between these forests and the agricultural field at the southeast corner of these communities are designated as “significant natural areas and natural green spaces” under the City of Mississauga Official Plan. The central hedgerow that connects the woodlands to Cooksville Creek is designated as “linkage” under the City of Mississauga Official Plan.

5.3.4 Credit Valley Conservation

Credit Valley Conservation (CVC) reviews planning application submissions associated with future development of properties within its jurisdictional boundaries. In addition, CVC provides planning and technical advice to planning authorities to assist them in fulfilling their responsibilities regarding natural hazards, natural heritage and other relevant policy areas pursuant to the Planning Act, as both a watershed-based resource management agency and through planning advisory services, in addition to their regulatory responsibilities.

CVC administers the Development, Interference with Wetlands, Alterations to Shorelines and Watercourses Permit process, under Ontario Regulation 162/06. CVC also administers the Generic Regulation (Ontario Regulation 97/04), adopted in May 2004 and amended March 2011, which defines the areas of interest that allow conservation authorities to:

- Prohibit, regulate, or provide permission for straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream, watercourse or changing or interfering with a wetland; and

- Prohibit, regulate, or provide permission for development if the control of flooding, erosion, dynamic beaches, pollution or the conservation of land may be affected by the development.

CVC is a commenting/permitting agency for any works completed within their regulation area, which includes Cooksville Creek and local wetlands.

Background References

The following documents and sources were reviewed:

- Britannia Farm Master Plan and updates (2012);
- MNRF Land Information Ontario (LIO) geographic database query;
- Natural Heritage Information Centre (NHIC) database query;
- Ministry of Natural Resources and Forestry (MNRF) Fishdot data;
- City of Mississauga Official Plan, office consolidation dated March 11, 2016;
- Region of Peel Official Plan, working office consolidation October 2014;
- Cooksville Creek Watershed Study and Impact Monitoring Reporting (CVC); and,
- Various provincial wildlife atlases (i.e., amphibians, reptiles, breeding birds, mammals).

Many of the data sources (i.e., NHIC and wildlife atlases) are from 1 km area blocks, which overlap with areas outside of the Subject Lands. An Information Request Form has been submitted on June 14, 2016 to MNRF for Species at Risk observations and Fishdot data. No response has been received to date.

Following the desktop review an ecological site reconnaissance survey was conducted on June 16, 2016 to:

- Update vegetation communities (Ecological Land Classification) present;
- Determine drainage patterns on the landscape including where features support natural vegetation communities;
- Locate potential Species at Risk habitat;
- Identify significant woodlands (per Region of Peel Official Plan criteria); and,
- Distinguish potential significant wildlife habitat (per MNRF 2015).

5.3.5 Provincial Policy Statement

The PPS (MMAH, 2014) provides direction on matters of provincial interest related to land use planning and development. The PPS states that it "...supports a comprehensive, integrated and long-term approach to planning..." The PPS is to be read in its entirety and land use planners and decision-makers need to consider all relevant policies and how they work together.

This report addresses those policies that are specific to Natural Heritage (section 2.1) with some reference to other policies with relevance to Natural Heritage and impact assessment considerations and areas of overlap (e.g., those related to Efficient and Resilient Development and Land Use Patterns, section 1.1; Sewage, Water and Stormwater, section 1.6.6; Water, section 2.2; Natural Hazards, section 3.1).

Eight types of significant natural heritage features are defined in the PPS, as follows:

- Significant wetlands
- Significant coastal wetlands;
- Significant woodlands;
- Significant valleylands;

- Significant wildlife habitat;
- Fish habitat;
- Habitat of endangered and threatened species; and,
- Significant areas of natural and scientific interest (ANSIs).

Development and site alteration shall not be permitted in significant wetlands, or in significant coastal wetlands within Ecoregions 5E, 6E and 7E. Development and site alteration shall not be permitted in: significant woodlands, significant valleylands, significant wildlife habitat or significant ANSIs, unless it is demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Development and site alteration shall not be permitted in the habitat of endangered and threatened species or in fish habitat, except in accordance with provincial and federal requirements. Development and site alteration may be permitted on lands adjacent to fish habitat provided it has been demonstrated that there will be no negative impacts on the natural feature or their ecological functions.

The site reconnaissance survey, and review of relevant policies determined that there are three potential significant natural heritage features in the Project Study Area including significant woodlands, potential significant wildlife habitat, and potential habitat for endangered or threatened species (see figure right). These elements are encompassed within descriptions of features already addressed in this summary (e.g., rare vegetation community, bat species).

References

Ontario Ministry of Natural Resources and Forestry, 2009. The Ecosystems of Ontario, Part 1: Ecozones and Ecoregions. Science and Information Branch, Technical Report SIB TER IMA TR1, 2009.







6.0

CASE STUDIES





6.0 Case Studies

In order to realize the full potential of the Britannia Farm site, it is necessary to develop and implement an informed enterprise strategy and operating model. Thorough examination of successful and relevant operations, both locally and internationally, can help to inform and inspire the creation of a sustainable organizational model for Britannia Farm. Case studies provide valuable insight into the variety of strategies employed to secure capital costs, diversify revenue streams, govern operations and design and manage programmatic components. The following case studies have been selected based on their similarity to the Britannia Farms project both in a potential programmatic sense as well as in scale. When reviewing the case studies it is important to keep in mind that each of these sites are unique and Britannia Farms will require tailored programming to reflect the nature of its environment and surrounding community. Nevertheless, these case studies provide important information to leverage in the development of a model for Britannia Farms.

The following case studies have been provided to inform and inspire the Britannia Farm project:

- 1. Edible Schoolyard Project**
- 2. Riverdale Farms**
- 3. Fort Whyte**
- 4. Evergreen Brick Works**

6.1 Edible Schoolyard Project

Mission

"The mission of the Edible Schoolyard Project is to build and share a national edible education curriculum for pre-kindergarten through high school. We envision gardens and kitchens as interactive classrooms for all academic subjects, and a free, nutritious, organic lunch for every student. Integrating this curriculum into schools can transform the health and values of every child in America."

The Site

Location: Martin Luther King Jr. Middle School in Berkeley, California

Type: Garden, Kitchen and Food Education Facility

Founding: Established by restaurateur and activist Alice Waters through the Chez Panisse Foundation

Size: 1 Acre

Visitors: 500 Educators, 200 Schools (representing 300,000 students) - Since 2009



Source: Evergreen



Source: <https://edibleschoolyard.org>

The Site

Ownership Model: Chez Panisse Foundation runs the Edible Schoolyard Project and operates at Martin Luther King Jr. Middle School in partnership with the school and the Berkeley Unified School District.

Governance: 8 Member Board of Directors

Structure: Foundation with Social Enterprise Activities

Committee: Edible Schoolyard Project Advisory Committee

Programming

Programs: Curriculum-integrated educational programming for whole classes centred on growing, preparing and sharing food.

Class Size: Usually 30 middle school students

Program Staff: Each garden and kitchen class ideally has two kitchen or garden teachers, the students' supervising teacher (usually a science or math teacher for garden classes, and a humanities teacher for kitchen classes), and two volunteers, who are usually community members who have been trained by the Berkeley school system.

Staffing

2 full time chef teachers, 3 full time garden educators, an AmeriCorps member, 3 staff members who direct, manage and coordinate the ESY programs, supported by many part-time volunteers

Finances

Funding Sources: Membership, Donations (Individuals, Corporate, Foundations) Events, and Program Revenue

Sources

1. <http://edibleschoolyard.org/>
2. The Edible Schoolyard Project – Annual Report 2012/2013/2014 and Financial Statements (<http://edibleschoolyard.org/node/16248>)



Source: <https://edibleschoolyard.org>



Source: <https://edibleschoolyard.org>



Source: <https://edibleschoolyard.org>



Source: Evergreen

6.2 Riverdale Farm

Proposed Mission Statement

“Riverdale Farm is a rural destination for all Torontonians in the heart of the city, serving as a meeting place for families and friends, a hub to promote community participation and volunteering through programming centred around the plants, animals, sustainable farming, urban agriculture, food production, and the environment, in a natural, tranquil setting.”

The Site

Location: Toronto, Canada

Type: Working Farm with Public Programming

Size: 7.4 Acres (2 Acre Upper Area - farm, animals, buildings; 5.5 Acre Lower Area - pathways, wooded areas, ponds, butterfly garden)

Visitors: 100,000 annually (2012)

Programming

Programs: Immersive Educational Experiences (learn and chat with the farmer/museum tours); Camps; Volunteer Gardening; Birthday Parties



Source: Viera Prievozníková

Operating Model

Ownership: City of Toronto

Governance: 29 member Board of Directors including a mix of city councillors and members of the public

Structure: Municipally Owned and Operated

Committee: Supported by the Riverdale Farm Stewardship Group (RFSG). The goal of the RFSG is to secure a stable and sustainable funding base to offset the operating costs of Riverdale Farm and ensure existing service levels are maintained or enhanced while remaining accessible to the public. The RFSG oversaw implementation of 2012 business plan (raising funds, seeking sponsorships and working with partners)



Source: Toronto Star

Finances

Funding Sources:

- Fundraising: Direct donations/donation box, membership fees, online through Toronto Parks and Trees Foundation, Special Events
- Sponsorship: For-profit and not-for-profit organizations, foundations and government (may involve naming rights of buildings/programs)
- Government, Corporate and Foundations: Opportunities to fund program and capital enhancements through applications or formal agreements – funds spent as received
- On-site Revenue Opportunities: Farmers Market, event bookings, food service, retail and programming
- Cost Diversion: Volunteerism, and long-lasting partnerships with post-secondary institutions, local food groups and national organizations

Sources:

Riverdale Farm Business Plan - <http://www.toronto.ca/legdocs/mmis/2012/ex/bgrd/backgroundfile-47816.pdf>

Riverdale Farm Website - <http://www1.toronto.ca/wps/portal/y?vgnextoid=a4f8dada600f0410VgnVCM10000071d60f89RCRD>



Source: Evergreen

6.3 Fort Whyte

Mission Statement

"We promote programming, natural settings and facilities for environmental education outdoor recreation, social enterprise and awareness and understanding of the natural land and sustainable living."

The Site

Location: Winnipeg, Manitoba

Type: Environmental Education Center/Heritage Site (and Farm)

Founding: Established by the Fort Whyte Foundation in 1983

Size: 640 Acres (lakes, forest, marsh, farmland)

Visitors: 30,000 school children; 70,000 casual visitors (annually)



Source: <https://fortwhyte.org>

Operating Model

Ownership: Non-profit charitable organization

Structure: Social enterprise model with 6 major departments and programs (Business Development, Hospitality & Group Services, Education, Visitor Services & Retail, Maintenance, and FortWhyte Farms).

Governance: 12 member Board of Trustees

Committee: The Fort Whyte Alice Sustainability Committee. Founded in 2014 with 6 members to develop and implement initiatives that promote and enhance the environmental sustainability of FortWhyte Alive

Programming

Programs: 45 school and public programs, including: school programs, teacher professional development, day camps, seniors programming, naturescape certification program, workshops and resources

Program Focus: environmental education, natural and cultural heritage, outdoor recreation as well as exhibits, special events and social initiatives

Staffing

13 Full time staff; 350 active volunteers (active at all levels)

Finances

Funding Sources:

Membership, Admissions, Fundraising, Ecotourism, Day Camps, Summer Programs and Workshops, Seasonal Activities and Rentals, Event Space Rentals, Farm/Market Revenue

Sources

<https://www.fortwhyte.org/>



Source: <https://fortwhyte.org>



Source: <https://fortwhyte.org>

6.4 Evergreen Brickworks

Mission Statement

“A community environmental center that inspires and equips visitors to live, work and play more sustainably.”

The Site

Location: Toronto, Canada

Type: Environmental Community Center with Mixed-Use Commercial Space

Size: Today, the Don Valley Brick Works encompasses 16.4 hectares (40.7 acres), of which Evergreen Brick Works operates 4.8 hectares (12 acres)

Capital Investments: \$55 million Adaptive Reuse Project

Visitors: 340,000 Annually

Operating Model

Ownership: Leased and Operated by Evergreen (National Charity) x acres in a leasing agreement between Toronto Region Conservation Authority, site owners and City of Toronto, site managers.

Structure: Large Scale Social Enterprise Model

Governance: Charitable Non-Profit Board of Directors



All Images Source: Evergreen



Programming

Transformed from the deteriorating heritage buildings of the historic Don Valley Brick Works factory into a global showcase for green design and urban sustainability, Evergreen Brick Works has emerged as an internationally-recognized cultural destination. Here, residents and visitors can experience the confluence of Nature, Culture and Community through interactive workshops and community festivals, as well as a full suite of programs combining ecology, design, the arts and technology in a hands-on, multi-sensory educational experience. Evergreen Brick Works is a cultural trend-setter and significant contributor to the local green economy, creating significant impact on the local food, arts and culture, tourism, and recreation sectors annually.

Evergreen Brick Works offers a suite of programs grounded in 5 core tenets

- Place-based: building a foundation of knowledge through a focus on local nature, culture and community,
- Ecological: providing direct contact with nature,
- Hands-on: creating a compelling learning setting through multi-sensory, direct experience
- Active and mobile: moving the body to engage the mind
- Arts-infused: breathing life into learning through creativity, compelling narratives and arts activities

Staffing

The core team is built of 10 program coordinators and a group of 30+ facilitators who bring our programs to life.

Fee for Service Programming:

- Camps
- Visiting School Programs
- Sprouts
- Nature Nut Club
- Home School Program
- Learn to Bike
- Learn to Skate
- Corporate Team Building
- Guided Tours and Walks



- Workshops
- Speciality Programs for Community Groups

Public Programming:

- Children's Garden Drop In
- Public Tours
- Bike Works DIY
- Group Rides
- Summer Nights
- Volunteer Groups
- Garden Circle
- Seniors Programs
- Farmers Market
- Arts and Exhibits
- Urban Agriculture Programs
- Winter Village
- Family Skating
- Partnered Events: Cask Days, Brewers Back Yard, TREC, Wild Blueberry Festival, Day of the Dead

Finances

Funding Sources: Programs, Fundraising, Events, Property Management, Retail, Other

Revenue by Source: Over \$6 Million - 33% Programs/Fundraising, 25% Events, 20% Property Management, 19% Retail, 3% Other



A photograph of a lush green forest with tall trees and dense foliage. A large, bold white number '7.0' is superimposed over the center of the image. A diagonal white line splits the image from the bottom left to the top right, separating the forest photo from a white background on the right.

7.0

DISCUSSION AND NEXT STEPS

7.0 Discussion

The 1989 Master Plan established a set of programmatic opportunities and physical interventions to support them that have largely not been realized due to changes in the funding of school boards in the mid-1990s. This Master Plan Refresh process seeks to update the master plan in response to the current context and to better respond to contemporary thoughts around outdoor and experiential education - positioning the property appropriately in the Board's roster of field centres, and to ensure that there is a revenue generating use of a portion of the lands to support that primary function.

The preceding analyses have raised a number of items for further discussion:

- It is clear that determining the form, scale and nature of the revenue generating land use is critical to the success of the project. The public concern regarding development raise the following items for further discussion with the Board:
 - * To the best of our knowledge, the current size and shape of the corner parcel was developed in direct response to a specific previous development proposal that was attractive to a particular development partner at a particular point in the economic cycle and in Mississauga's continued urban development. Now, nearly 10 years later, development trends have changed and it may be time to evolve a new scale and form for the development parcel.
 - * The development opportunity to support the Farm and the other outdoor centres should not be underestimated and a long-term view should out-weigh short term concerns.
 - * Development for non-institutional purposes will require both an Official Plan Amendment and a re-zoning, we believe that managing the fine balance between all perspectives help to avoid any proposal being appealed to the Ontario Municipal Board, which is in the Board's interest, regardless of whether the Board or the development partner are the applicant at the time.
 - The Master Plan should develop an arrival sequence/place of arrival that is logical to the use of the site and the programming of it. Put another way: where is the front door and what is located there?
- * Today, there is no formal point of arrival to the property. Buses drop-off along McLaughlin for classes to access sugar bush programming, whereas access to the Schoolhouse is through a small circular drive off of Hurontario Street or via the PDSB Board office parking lot. Each frontage offers options for access including:
 - » Hurontario Street, constrained by development on the corner parcel and possible relocation of the heritage structures;
 - » Bristol Road, along a new access along the creek, adjacent to the development parcel;
 - » From Matheson Boulevard via the existing Board office driveway; and
 - » McLaughlin Road.
- * This question of the entry sequence and place of arrival is also related to the long-term strategic question of where the focus

of the activity may be (i.e. east or west of the creek).

- There is a wide spectrum of options relating to the nature and extent of public access, from limiting access to specific programmed events offered by the Board, City or other partners such as weekly farmers markets or sugar bush tours, to passive use of the site such as use of trails, to options in between including offering community garden plots, or a combination. Generally, the more the public can make use of the site, the greater sense of “ownership” they will feel and greater likelihood for stewardship of the property.
- * The recently established relationship with the City could be the basis for exploring partnerships to deliver programming to animate the site outside of school hours (primarily on weekends).
- * Determination of the nature use by the general public will also need to consider if such public access is permitted at any time, only during posted non-school hours or only during special events.

Several community members (some identifying as current or former Board teachers) raised concerns about student safety if the site was open to the public while school programs were being held. Others, including the Director of Outdoor Education did not share that concern.

- It is clear from a number of discussions at the public meeting and with stakeholders that while the current rural agricultural landscape of the property is highly valued (and indeed has been recognized as a Cultural Heritage Landscape), its ongoing operation as a working “farm” is not likely to continue, due to cost and desire for more varied educational opportunities. It is more likely that some aspects of historic or contemporary traditional farming practice (e.g. cultivating fields) will be retained as part of the program for the site and that other educational uses will be found for some of the fields. Part of the challenge of the Britannia property is that it is not a wilderness like the Board’s other centres and there is much more time and expense required to maintain a farm in a farm-state, as compared to a property in an otherwise more natural state.
- * Consider repositioning the property as the

Britannia Field Centre, or other name that does not use the word “farm” to slowly start to change expectations about what goes on there. This was also implied by Board Staff in their 2010 document for programming concepts for the “Britannia Urban Wilderness Centre” .